FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

SEMINOLE PALMS 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 Seminole Palms Community Development District (the "District") will be held on Monday, March $27,\,2023,\,at\,11:00$ a.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164. 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, DPFG 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.

Seminole Palms Community Development District David McInnes, District Manager

(321) 263-0132, Ext. 193

March 16, 2023

s F

FIRST INSERTION RADIANCE 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 Radiance Community Development District (the "District") will be held on Monday, March 27, 2023 at 11:00 a.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164. 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, DPFG 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 t 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.

Radiance Community Development District David McInnes, District Manage

(321) 263-0132, Ext. 193

March 16, 2023

FIRST 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.: 2023 DR 254

Division: 47

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 Giovanna Sharmel Lopez, whose

address is 43 Rolling Sands Dr., Palm Coast, FL 32164 on or before 4/20/2023,

and file the original with the clerk of this Court at 1769 E. Moody Blvd Blg #1 Bun-

nell, FL 32110 before service on Petitioner

or immediately thereafter. If you fail to do

so, a default may be entered against you for

The action is asking the court to decide

Copies of all court documents in this

You must keep the Clerk of the Circuit

Court's office notified of your current ad-

dress. (You may file Designation of Current

Mailing and E-Mail Address, Florida Su-

preme Court Approved Family Law Form

12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on

WARNING: Rule 12.285, Florida Family

Law Rules of Procedure, requires certain

automatic disclosure of documents and in-

formation. Failure to comply can result in sanctions, including dismissal or striking of

Dated: 3/13/23 CLERK OF THE CIRCUIT COURT

NOTICE IS HEREBY GIVEN pursu-

March 16, 23, 30; April 6, 2023

(SEAL) By: /s/ Deputy Clerk

23-00034G

FIRST INSERTION

case, including orders, are available at the Clerk of the Circuit Court's office. You may

review these documents upon request.

how the following real or personal property

the relief demanded in the petition.

should be divided: None

record at the clerk's office.

pleadings.

Giovanna Sharmel Lopez,

Reynaldo Jesus Mena,

Respondent, TO: Reynaldo Jesus Mena

Petitioner, and

FIRST INSERTION NOTICE OF FORFEITURE

A 2011 Hyundai Sonata, Florida tag#40AMMC (VIN: 5NPE-

B4AC8BH141209) was seized for forfeiture by the Flagler County Sheriff's Office on January 10 , 2023. The item was seized at or near London Drive, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfei-ture action 2023 CA 000066 in the 7th Circuit Court.

March 16, 23, 2023

23-00043F

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 MKL Design Group LLC located at 48 Persimmon Dr, 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 4th day of March, 2023

Miguel Morales, Jr. rch 16, 2023



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



For rates and information, call 386-447-9723

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Flagler COUNTY FLORIDA

File Number: 2022-CP-000819 IN RE: ESTATE OF DIANA K. SWEET

K. SWEET, whose date of death was October 19, 2022, is pending in the Circuit Court for Flagler County, Probate Division, the address of which is 1769 East Moody Blvd, Building 1, Bunnell, FL, 32110. The names and addresses of the Personal Rep-

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A

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 NO-

ALL CLAIMS NOT FILED WITHIN

OF DEATH IS BARRED.

The date of first publication of this notice

Personal Representative: /s/ Leslie A. Lewis Leslie A. Lewis, Esq.

1220 Commerce Park Drive, Suite 203

s/ Kelly Cary Kelly Cary, Esq. Florida Bar No. 878294 Kelly Cary Law, P.A. 114 Juniper Lane Longwood, FL 32779 Office: 407-334-0453

Marcelia C. Brooks, Petitioner and Garrett S. Brooks,

for Dissolution of Marriage has been filed against you and that you are required to to it on Marcelia C. Brooks, whose address is 36 Round tree Dr, Palm Coast, FL 32164, nal with the clerk of this Court at 1769 E 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.

tion of real property, a specific description of personal property, and the name of the county in Florida where the property is located} 36 Round tree Dr, Palm Coast, FL,

review these documents upon request.

12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on

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

PROBATE DIVISION

Deceased.The administration of the estate of DIANA Dzekzerman,

resentative 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-

COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

23-00045F

23-00046F

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE

is March 16, 2023.

Longwood, FL 32779 Attorney for Personal Representative:

Kelly@KellyCaryLaw.com March 16, 23, 2023 23

23-00030G

FIRST INSERTION

NOTICE OF ACTION FOR Dissolution of Marriage IN THE CIRCUIT COURT OF THE 7 JUDICIAL CIRCUIT, IN AND FOR Flagler COUNTY, FLORIDA Case No.: 2023 DR 000228 Division: 47

Respondent.

TO: Garrett S. Brooks 2221 NE 164th St # 253 N. Miami, FL

YOU ARE NOTIFIED that an action serve a copy of your written defenses, if any, on or before 04/22/23, and file the origi-Moody BLVD Bldg #1, Bunnell, FL 32110,

{If applicable, insert the legal descrip-32164 - Flagler.

Copies of all court documents in this including orders, are available at the Clerk of the Circuit Court's office. You may

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

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: 03/03/2023.

March 16, 23, 30; April 6, 2023

SUBSEQUENT INSERTIONS

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

2023 CP 000153 IN RE: The Estate of MATTHEW MIKHAYLOVICH BRAGINSKIY aka Matthew Braginskiy DORA LYUBKIN aka Dora

Petitioner and NATALIA SOSHNIKOVA

Respondent. TO: NATALIA SOSHNIKOVA last known address: unknown

YOU are hereby notified that a Petition for Summary Administration of the Estate of Matthew Mihaylovich Braginskiy aka Matthew Braginskiy has been filed against

You are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney:

Ann W. Rogers
Law Office of Ann W. Rogers P.A. 533 North Nova Road, Suite 104A Ormond Beach, FL 32174

n or before 20 day of APRIL, 2023 and file the original with the Clerk of the Circuit Court at Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Building #1, Bunnell, Flagler, 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. Dated: 3/6/2023

Clerk of the Circuit Court Flagler County, Florida (SEAL) By: /s/ Deputy Clerk

Ann W. Rogers Law Office of Ann W. Rogers P.A. 533 North Nova Road, Suite 104A Ormond Beach, FL 32174 March 9, 16, 23, 30, 2023 23-00028G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000094

Division 10 IN RE: ESTATE OF MARCUS C. STRICKLAND, JR. a/k/a MARCUS C. STRICKLAND a/k/a M.C. STRICKLAND, JR.

Deceased. The administration of the estate of Marcus C. Strickland, Jr., deceased, whose date of death was January 25, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. 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 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILL 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 March 9, 2023.

Personal Representative: Susan J. Strickland PO Box 248 Bunnell, Florida 32110

Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32110 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com March 9, 16, 2023 23-00029G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY,

FLORIDA **CASE NO.: 2022 CP 000847** IN RE: ESTATE OF PATRICIA T. RIVETTI, Deceased.

The administration of the estate of Patricia T. Rivetti, deceased, whose date of death was November 3, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd., Bldg. 1, Bunnell, FL 32110-0787. 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 BE-FORE THE LATER OF 3 MONTHS AF-TER 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 NO-

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 March 9, 2023. Co-Personal Representative: Patricia A. Holterhoff 109 East Crocus Road Wildwood Crest, NJ 08260 Co-Personal Representative: Elisa A. Rivetti 2228 Kings House Road

Silver Springs, MD 20905 Attorney for Personal Representatives: /S/ Dawn Ellis, Esq. Attorney for Personal Representatives

E-mail Address: Dawn@MyFloridaProbate.com Florida Bar Number: 091979 My Florida Probate, PA Dawn Ellis, Esq., for the firm PO Box 952 Floral City, FL 34436-0952

(352) 726-5444 March 9, 16, 2023 23-00026G

THIRD INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND

 $FOR\ FLAGLER\ COUNTY,\ FLORIDA$

Case No.: 2022-CA-000508 Division: 49 MICHAL A. WIEJA, Plaintiff, vs. DAYTONA AVIATION, INC.,

Defendant. TO: DAYTONA AVIATION, INC. C/O

KEN ALI, Registered Agent YOU ARE NOTIFIED that a Verified Complaint and Demand for Jury Trial action in Flagler County, Florida has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of Vagovic & Associates, P.A., Petitioner's attorney, at 210 S. Beach Street, Suite 203, Daytona Beach, Florida, 32114, Phone Number (386) 265-0900, within 30 days of the first date of publication of this Notice, and file the original with the clerk of this Court at 1769 E. Moody Blvd, Building $\#1,~{\rm Kim}$ C. Hammond Justice Center, 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.

Dated: 2/20/2023

Tom Bexley CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Amy Perez Deputy Clerk

The Law Office of Vagovic & Associates, P.A. Petitioner's attorney 210 S. Beach Street, Suite 203 Daytona Beach, Florida, 32114 March 2, 9, 16, 23, 2023

SECOND INSERTION

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

Case Number: 2023 CP 3 IN RE: THE ESTATE OF RODGER FRANCIS IVERSON

Deceased.The administration of the Estate of Rodger Francis Iverson, Deceased, whose date of death was September 18, 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 Representa tive's attorney are set forth below.

All creditors of the Decedent and other ersons 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 AF-TER THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SE-CION 733.702 OF THE FLORIDA STAT-UTES 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 March 9, 2023.

Nicola Rodger Iverson, Personal Representative, 5753 Highway 85N, #6582,

Crestview, FL, 32536 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 March 9, 16, 2023 23-00027G

FOURTH INSERTION

NOTICE OF ACTION FOR PETITION FOR CONCURRENT CUSTODY BY EXTENDED FAMILY IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2023 DR 000173

Division: 47 KELLY STAVELY, Petitioner and CHRISTOPHER ALAN ROCK,

Respondent. TO: CHRISTOPHER ALAN ROCK 44 Milton Avenue, #1, Amsterdam, New

York 12010 YOU ARE NOTIFIED that an action for Petition for Concurrent Custody by Extended Family has been filed against you and that you are required to serve a copy of vour written defenses, if any, to it on Kelly Stavely c/o her attorney The Law Place of Jacksonville Anthony Paul Penoso, whose address is 8081 Normandy Blvd., Suite 9, Jacksonville, Florida 322221, on or before MARCH 31, 2023, and file the original with the clerk of this Court at Flagler County Clerk of the Circuit Court, 1769 E. Moody Blvd., #1 Kim C. Hammond Justice Center. 1769 E. Moody Blyd., Bunnell, Florida 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a

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

default may be entered against you for the

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: 02/16/2023. CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ {Deputy Clerk} Feb. 23; Mar. 2, 9, 16, 2023 23-00023G

VOLUSIA COUNTY LEGAL NOTICES

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. 2018 12105 CIDL FLAGSTAR BANK, FSB., Plaintiff, vs. JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH D. RICHARDSON JR. DECEASED; UNKNOWN SPOUSE OF JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; JAMIE ANN RICHARDSON; STEPHANIE RICHARDSON; COURTNEY RICHARDSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT

OF VOLUSIA COUNTY, FLORIDA; 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,

ant to an Order or Summary Final Judgment of foreclosure dated December 12, 2022 and an Order Resetting Sale dated March 7, 2023 and entered in Case No. 2018 12105 CIDL of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, FSB. is Plaintiff and JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JEN NIFER MARIE RICHARDSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH D. RICHARDSON JR, DE-CEASED; UNKNOWN SPOUSE OF JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; JAMIE ANN RICHARDSON; STEPHANIE RICH-ARDSON; COURTNEY RICHARDSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; UN-KNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST 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 April 13, 2023, the following described property as set forth in said Order or Final

Judgment, to-wit: THE NORTH 76.7 FEET OF THE SOUTH 153.41 FEET OF THE WEST 160 FEET OF

to the sale.

THE NW ¼ OF THE NW ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA. 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 DESCRETION, MAY

ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED 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

REQUESTS FOR ACCOMMODA-

TIONS BY PERSONS WITH DISABILI-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 immedi-

ately upon receiving this notification if the

time before the appearance is less than 7

days; if you are hearing or voice impaired,

THESE ARE NOT COURT INFORMA-TION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

ADES Si usted es una persona con discapa cidad 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. Comunquese 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 INFORMA-CION JUDICIAL

DATED March 8, 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 1691-177904 / SM2 March 16, 23, 2023

FIRST INSERTION

23-00025G

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

Notice is hereby given that the Waypointe 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 April 14, 2023 at 11 a.m. at the Downtown Executive Center of Deland, 120 S Woodland Blvd, Deland, Florida 32720. 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 properties located on land included in, or to be added to, the District. 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, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services 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. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker

telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact DPFG 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in

contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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

David McInnes District Manager

March 16, 23, 30, April 6, 2023

10B THE OBSERVER | THURSDAY, MARCH 16, 2023 Observerl ocal News.com

VOLUSIA COUNTY LEGAL NOTICES

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

Case No. 2022 10911 CIDL FARM CREDIT OF CENTRAL FLORIDA, ACA, IN ITS SOLE CAPACITY AND AS AGENT NOMINEE, ALEXEI PAVLOV, LILIA PAVLOVA,

a/k/a LILIA POVLOV, HUSBAND AND WIFE, TENANT #1, AND TENANT #2, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR UNKNOWN PARTIES IN POSSESSION OF THE PROPERTY, LAKE GEORGE PINES PROPERTY OWNERS ASSOCIATION, INC., COUNTY OF VOLUSIA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA,

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated the 9th day

of March, 2023 and entered in the aboveentitled cause in the Circuit Court of Volusia County, Florida, I will sell to the highest and best bidder for cash online at www. volusia.realforeclose.com, at 11:00 a.m. on the 27th day of April 2023, the interest in real property situated in Volusia County,

Florida and described as:

A portion of Parcel 84, LAKE GEORGE PINES, PHASE III (an unrecorded Subdivision), lying in Sections 31 and 36, Township 14 South, Range 28 East, Volusia County, Florida, described as follows: Commencing at the Northwest corner of said Section 31, Township 14 South, Range 28 East, Volusia County, Florida, thence run North 89°10'01" East, along the North line of said Section 31, a distance of 998.02 feet; thence South 12°25'35" West, a distance of 1455.00 feet to the Point of Beginning; thence continue South 12°25'35" West, a distance of 75.00 feet; thence South 83°48'17" West, a distance of 3967.00 feet more or less to the East edge of Lake George; thence Northerly along said East edge of Lake George 99.70 feet more or less to a line that bears South 84°11'41" West from the Point of Beginning;

thence North 84°11'41" East, a distance of 4007.34 feet more or less to the Point of Beginning; Subject to and Together with a non-exclusive road and utility easement in Official Records Book 3284, Page 1422 and Official Records Book 3439, Page 872, Public Records of Volusia County, Florida. Parcel 85, LAKE GEORGE PINES, PHASE III. an Unrecorded Subdivision, being a portion of Section 44, Township 14 South, Range 27 East and a portion of Section 37, Township 14 South, Range 28 East, Volusia County, Florida, being more particularly described as follows: Commencing at the North West corner of Section 31, Township 14 South, Range 28 East of aforesaid Volusia County, run thence North 89°10'01" East along the North line of said Section 31, a distance of 998.02 feet; thence South $12^{\rm o}25^{\rm '}35^{\rm ''}$ West, a distance of 1530.00 feet to the Point of Beginning, thence continue South 12°25'35" West, a distance of 150.00 feet; thence continue South 82°50'13" West, a distance of 4024 feet, more or less, to the Easterly edge of Lake George, as now established; thence Northerly along the Easterly edge of aforesaid Lake George, a distance of

FIRST INSERTION 208 feet, more or less, to the point of bearing South 83°48'17" West, from the Point of Beginning; thence North 83°48'17" East, a distance of 4082 feet, more or less, to the Point of Beginning; Subject to and Together with a non-exclusive road and utility easement in Official Records Book 3284, Page 1422 and Official Records Book 3439, Page 872, Public Records of Volusia County, Florida.

Parcel 86, LAKE GEORGE PINES, PHASE III, an Unrecorded Subdivision, being a portion of Section 37, Township 14 South, Range 28 East, and a portion of Section 44, Township 14 South, Range 27 East, Volusia County, Florida being more particularly described as follows: Commencing at the Northwest corner of Section 31, Township 14 South, Range 28 East of aforesaid Volusia County, run thence North 89°10'01" East, along the North line of said Section 31, a distance of 998.02 feet, thence South 12°25'35" West, a distance of 1680.00 feet, to the Point of Beginning; thence continue South 12°25'35" West, a distance of 22.75 feet; thence South 07°19'19" East, a distance of 127.26 feet; thence South 81°57'25"

West, a distance of 3947 feet, more or less, to the East edge of Lake George, as now established; thence Northerly meandering along the East edge of aforesaid Lake George, a distance of 213 feet, more or less to a point bearing South 82°50'13" West from the Point of Beginning; thence North $82^{\circ}50'13"$ East, a distance of 3913 feet more or less to the Point of Beginning; Subject to and Together with a non-exclusive road and utility easement in Official Records Book 3284, Page 1422 and Official Records Book 3439, Page 872, Public Records of Volusia County, Florida.

ANY PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF RE-CORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 the provision of certain assistance. Please contact the Administrative Office of the Court, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Janelle L. Esposito Janelle L. Esposito, Esq., FBN 0035631 Attorneys for Farm Credit of Central Florida, ACA Esposito Law Group, P.A. P.O. Box 9266 Bradenton, FL 34206-9266 $\left(941\right)251\text{-}0000 \,/\, \left(941\right)251\text{-}4044 \, (\text{Fax})$ janelle@espositolegal.com docreview@espositolegal.com

23-00047I

March 16, 23, 2023

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT

 $In accordance with Chapters 170, 190 \ and 197, \textit{Florida Statutes}, the Waypointe Community Development District's (\textbf{"District"}) is the property of the p$ $Board\ of\ Supervisors\ (\textbf{``Board''})\ hereby\ provides\ notice\ of\ the\ following\ public\ hearings\ and\ public\ meeting:$ NOTICE OF PUBLIC HEARINGS

DATE: April 14, 2023

TIME: 11:00 a.m.

LOCATION: Downtown Executive Center of Deland

120 S. Woodland Boulevard

Deland, FL 32720 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 District, and, to provide for the levy, $collection \ and \ enforcement \ of the \ Debt \ Assessments. \ The \ proposed \ bonds \ secured \ by \ the \ Debt \ Assessments \ are intended \ to \ and \ to \ an all \ and \ an all \ an a$ 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"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report, dated March 6, 2023 ("Engineer's Report"). The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the assessment area, as set forth in Master Special Assessment Methodology Report, dated March 6, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose 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 Daytona Beach, Florida, and covers approximately 426.70 acres of land, more or less. The site is generally located in the southwest corner of the intersection of Interstate 4 and Interstate 95. (NOTE: The District is undertaking a process to remove certain property ("Contraction Parcel") from within the boundaries of the District that are planned for commercial and apartment development because such areas will not be part of the CIP, and, as such, these areas will not be subject to the Debt Assessments.) 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.

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 DPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746. 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:

Product type	EAU	Units	Total EAUs	Maximum Total Debt Assessment Allocaation**	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
Planned Plotted						
Townhomes	0.73	250	183.33	\$23,698,725	\$94,795	\$7,639
40' Lots	0.93	296	276.27	\$35,711,824	\$120,648	\$9,723
50' Lots	1.0	314	314	\$40,589,452	\$129,266	\$10,417

^{*}Excludes estimated 7% early payment discount and collection fees, which may vary.

**Excludes interest and collection costs

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 2023-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WAYPOINTE COMMUNITY DEVELOPMENT DIS-TRICT 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 AS-SESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEAR-INGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Waypointe 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 $capital\ improvement\ plan\ as\ described\ in\ the\ District\ \textit{Engineer's}\ \textit{Report},\ dated\ March\ 6,\ 2023\ (\textbf{`'Project''}),\ which\ is\ attached\ hereto$ as Exhibit A and incorporated herein by reference: and

 $special \ assessments \ ("Assessments") \ using the \ methodology \ set for thin \ that \ \textit{Master Special Assessment Methodology Report}, \ dated$ March 6, 2023, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o DPFG 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in $\mathbf{Exhibit}\,\mathbf{A}$, which is on file at the District Records Office. $\mathbf{Exhibit}\,\mathbf{B}$ is also on file and available for public inspection at the same location
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY AS-SESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.
- A. The total estimated cost of the Project is \$82,130,400 ("Estimated Cost").
- B. The Assessments will defray approximately \$100,000,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$8,058,640 per year, again as set forth in Exhibit B.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment

resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best in $terest, the Assessments \ may \ be \ collected \ as \ is \ otherwise \ permitted \ by \ law, including \ but \ not \ limited \ to \ by \ direct \ bill.$ $to \ collect \ special \ assessments \ by \ any \ particular \ method - e.g., \ on \ the \ tax \ roll \ or \ by \ direct \ bill - does \ not \ mean \ that \ such \ method$ will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.
- $6. \ \textbf{ASSESSMENT PLAT}. \ Pursuant to Section 170.04, \textit{Florida Statutes}, there is on file, at the District Records Office, an assessment of the property of the property$ $ment\ plat\ showing\ the\ area\ to\ be\ assessed\ certain\ plans\ and\ specifications\ describing\ the\ Project\ and\ the\ estimated\ cost\ of\ the$ Project, all of which shall be open to inspection by the public.
- 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be $made\ a\ preliminary\ assessment\ roll,\ in\ accordance\ with\ the\ method\ of\ assessment\ described\ in\ \textbf{Exhibit}\ \textbf{B}\ hereto,\ which\ shows\ the$ lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

Deland, FL 32720

DATE: April 14, 2023 TIME: 11:00 a.m. LOCATION: Downtown Executive Center of Deland 120 S. Woodland Boulevard

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing establishment of the date of the hearing establishment (20) days prior to the date of thelished herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

- $9. \ \textbf{PUBLICATION OF RESOLUTION.} \ \ \text{Pursuant to Section 170.05}, \ \textit{Florida Statutes}, \ \text{the District Manager is hereby directed to}$ in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the
- District. 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of March, 2023

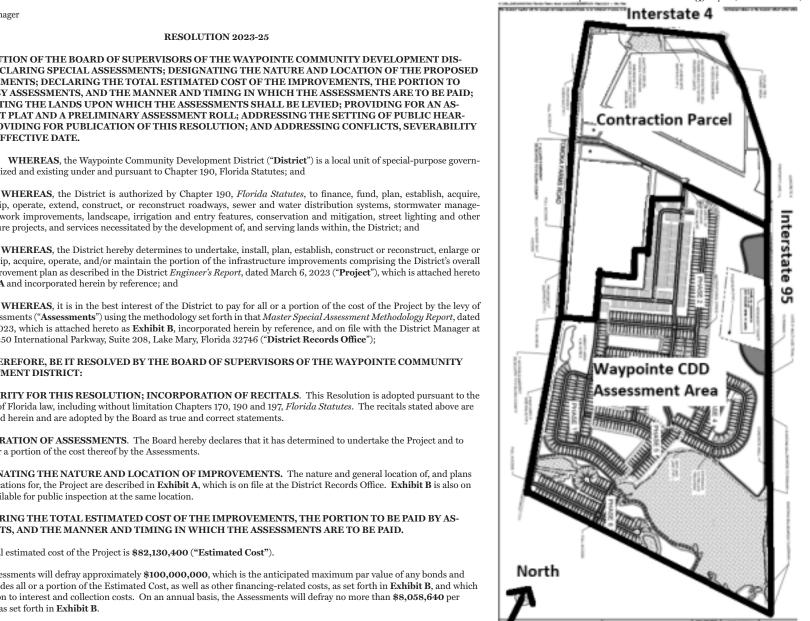
ATTEST:

WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Asst. Secretary

Chairman

Exhibit A: District Engineer's Report, dated March 6, 2023 Exhibit B: Master Special Assessment Methodology Report, dated March 6, 2023



23-00031V March 16, 23, 2023

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

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

Case #: 2019 32188 CICI DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES **SERIES 2006-QS16,**

Plaintiff, vs. MICHAEL PALMIER A/K/A MICHAEL J. PALMIER A/K/A MICHAEL JOSEPH PALMIER; TRAILWOOD TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; SPACE COAST CREDIT UNION; VINCENT A. PECORARO; 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 a Consent Final Judgment of Foreclosure dated July 7, 2022 and an Order Cancel-

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 05/15/23 Ritchey Cadillac Buick GMC 932 N. Nova Road Daytona Beach, FL 32117 2003 FORD 1FMZU63K93ZB20080 \$995.95

March 16, 2023

23-00030V

ing and Resetting Foreclosure Sale dated March 07, 2023 and entered in Case No. 2019 32188 CICI of the Circuit Court in and for Volusia County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESI-DENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-QS16 is Plaintiff and MICHAEL PALMIER A/K/A MICHAEL J. PALMIER A/K/A MICHAEL JOSEPH PALMIER; TRAILWOOD TOWNHOMES HOME-OWNERS ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLOR-IDA; SPACE COAST CREDIT UNION; VINCENT A. PECORARO; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAV-ING 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 May 10, 2023, the following described property as set forth in said Order or Final Judgment,

LOT 12. TRAILWOOD SUB-DIVISION PHASE I, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN MAP BOOK

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 Sunny's Soul, located at 18 Oak Village Dr. 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 11th day of March, 2023. Teresa A. Jewell

Lot 66, Countryside Subdivision-Unit II,

according to plat thereof recorded in Map

Book 39, Pages 79 and 80, public records of

BEING the same property which, by

Warranty Deed dated April 29, 2009, and recorded on April 30, 2009 among the

Land Records of the County of Volusia,

State of Florida, in Warranty Deed Book 6348, Page 3602, was granted and con-

veyed by Stephen R. Jenkins and Carmen

S. Jenkins unto Clay A. Joiner and Susan

Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045

TRAIL, PORT ORANGE, FL 32127

Andrew Arias, Esq. FBN: 89501

Attorneys for Plaintiff

Fort Lauderdale, FL 33309

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

Phone: (954) 644-8704;

Fax: (954) 772-9601

MLG NO.: 22-00466

Property Address: 749 HUNT CLUB

March 16, 2023

23-00032V

SUBSEQUENT INSERTIONS

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2021-NQM1;

CLAY A. JOINER, SUSAN THOMAS A/K/A SUSAN THOMAS JOINER,

with the Final Judgment of Foreclosure dated February 09, 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 March 29, 2023, the following described property:

ate in the County of Volusia, State of Florida, and being more particularly described

SECOND INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 10517 PRDL Division 10 IN RE: ESTATE OF HARVEY O. RUNDE, JR.,

aka HARVEY O. RUNDE $\begin{array}{c} \textbf{Deceased.} \\ \textbf{TO ALL PERSONS HAVING CLAIMS} \end{array}$

OR DEMANDS AGAINST THE ABOVE

You are hereby notified that an Order of Summary Administration has been entered in the estate of HARVEY O. RUNDE, JR., also known as HARVEY O. RUNDE, deceased, File Number 2023 10517 PRDL; by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was December 5, 2022; that the total value of the estate is \$900.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Creditors: KNOWN Beneficiaries: JOHN RUNDE Address c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL

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. 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 Notice is March 9, 2023.

Person Giving Notice:

JOHN RUNDE c/o Legacy Law Associates, P.L. $313~\mathrm{S.}$ Palmetto Ave. Daytona Beach, FL 32114 Attorney for Person Giving Notice: Edward A. Dimayuga Attorney for Petitioners Email: Ed@LegacyLaw313.com Secondary Email: paralegal@LegacyLaw313.com Florida Bar No. 50634 Legacy Law Associates, P.L. 313 S. Palmetto Avenue Daytona Beach, FL 32114 Telephone: (386) 252-2531

March 9, 16, 2023

23-00040I

38, PAGE 97, OF THE PUB-

LIC RECORDS OF VOLUSIA COUNTY, 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED 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

REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-

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 INFORMA-TION NUMBERS

FIRST INSERTION

 ${\bf AMENDED}$ NOTICE OF CLERK'S SALE IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY FLORIDA

CASE NO.: 2022-31609-CICI AJIT DODANI, SHMILY, LLC, a Florida Limited Liability Company, & ANY AND ALL UNKNOWN TENANTS IN

POSSESSION, Defendants.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 8th day of March, 2023, Case Number 2022-31609-CICI in the Circuit Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which AJIT DODANI is the Plaintiff, and SHMILY, LLC, a Florida Limited Liability Company & ANY AND ALL UNKNOWN TENANTS IN POSSESSION are the Defendants; I will sell to the highest and best bidder for \cosh at Volusia.RealForeclose.com, on the 26th day of April, 2023 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure: Lot 4, Block 4, Mason Heights, according to the plat thereof as recorded in Map Book 19, page 60 of the Public Records of Volusia County, Florida.

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/24/2023 at 10:30 am, the following mobile home

will be sold at public auction pursuant to

F.S. 715.109. 1958 ROYC HS 14209 Last Tenants: MACK CARPENTER

ROACH, JR., and all unknown parties

 ${\rm HOME\ PARK,\ 1930\ S\ RIDGEWOOD}$

AVE, SOUTH DAYTONA, FL 32119

321-213-0825

March 9, 16, 2023

beneficiaries heirs . Sale to be at WHAT BOX SON LLC DBA RAMAR MOBILE

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023 10471 PRDL

Division: 10

IN RE: ESTATE OF

ROBERT W. PROFETA,

aka ROBERT PROFETA

Deceased.

The administration of the estate of ROB-

ERT W. PROFETA, also known as ROB-ERT PROFETA, deceased, whose date of

death was January 26, 2023, 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 represen-

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

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-

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702

NOTWITHSTANDING THE TIME PE-

RIOD SET FORTH ABOVE, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

ROBERT A. PROFETA

Personal Representative 3527 Forest Branch Dr., Apt A,

Port Orange, FL 32129

23-00042I

Attorney for Personal Representative

The date of first publication of this notice

WILL BE FOREVER BARRED.

is: March 9, 2023. Signed on this day of, 3/1/2023.

DEATH IS BARRED.

Heidi S. Webb

Florida Bar No. 73958

March 9, 16, 2023

Law Office of Heidi S. Webb

Daytona Beach, FL 32114

Telephone: (386) 257-3332

Email: heidi@heidiwebb.com

140 South Beach Street, Ste. 310

All other creditors of the decedent

COPY OF THIS NOTICE ON THEM.

tative's attorney are set forth below.

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

ADES 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. Comunquese 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 INFORMA-CION JUDICIAL

DATED 3/14/2023. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 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 $6180\text{-}173080 \: / \: \mathrm{AP3}$

23-00048I March 16, 23, 2023

The physical street address of said property is: 727 Essex Road, Daytona Beach, FL 32114

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 within 60 days after the sale.

ATTENTION: PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300. Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) work ing days of your receipt of the NOTICE OF SALE; 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.

DATED this 9th day of March, 2023. ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BEACH, FL 32115(386) 252-5212 (386) 252-5713 (FAX)

FLORIDA BAR NO.: 356026 $Robert Robins Law@hotmail.com\\ ATTORNEY FOR: PLAINTIFF$ 23-00050I March 16, 23, 2023

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 March 3, 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 SOUTHEAST

CORNER OF LOT 2, HATCH'S HOME-STEAD IN U.S. LOT 1, SECTION 2, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AS RECORDED IN MAP BOOK 3, PAGE 81, PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA, THENCE NORTH 89°18` WEST, 135 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 400 FEET PARAL-LEL 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 107 FEET, THENCE SOUTH 80 FEET TO

THE POINT OF BEGINNING, AND BE-ING A PART OF LOTS 3 AND 4 OF SAID HATCH'S HOMESTEAD. THE EAST 5 FEET OF THE ABOVE DESCRIBED PROPERTY SUBJECT TO AN EASE-MENT FOR UTILITIES. a/k/a 1703 HILL ST, EDGEWATER, FL

11B

32132-3536

at public sale, to the highest and best bidder, for cash, online at www.volusia. realforeclose.com, on April 18, 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 14th

. day of March, 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 March 16, 23, 2023 23-00049I



FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY



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legal@palmcoastobserver.com

SECOND INSERTION

Thomas Joiner.

Volusia County, Florida.

NOTICE OF SALE FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2022 30697 CICI

Plaintiff, vs.

Defendants

NOTICE IS GIVEN that, in accordance

All that certain lot or parcel of land situ-

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 10584 PRDL

Division 10 IN RE: ESTATE OF LINDA B. DOERRLER Deceased.

The administration of the estate of LINDA B. DOERRLER, deceased, whose date of death was January 22, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, De-Land, Florida 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 BE-FORE THE LATER OF 3 MONTHS AF-TER 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 NO-

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 March 9, 2023.

${\bf Personal\ Representative:}$ WILLIAM L. DOERRLER

28407 Kemptown Road Damascus, Maryland 20872 Attorney for Personal Representative: PAUL A. MARTIN, Esq., Attorney Florida Bar Number: 1000375 4015 Calusa Lane Ormond Beach, Florida 32174-9322 Telephone: (386) 361-3567 Fax: (386) 487-2140 E-Mail: Paul.A.Martin.Esq@gmail.com Secondary E-Mail: Paul@MartinEstateProbateLaw.com March 9, 16, 2023 23-0 23-000411

NOTICE OF PUBLIC SALE Notice is hereby given that on 3/24/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 GLEN HS 5K203M2S16631 . Last Tenants: LARRY GENE HALL and all unknown parties beneficiaries heirs $\,$. Sale to be at MHC CARRIAGE COVE LLC, 5 CAR-RIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925. March 9, 16, 2023

SECOND INSERTION

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

Division 10 IN RE: ESTATE OF GLEN TANIS

Deceased.

The administration of the estate of Glen Tanis, deceased, whose date of death was January 21, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal represen-

tative'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

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 NO-

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.

is March 9, 2023.

Debbra Koetje 1169 Athlone Way

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:

SECOND INSERTION

File No. 2023-10504-PRDL

COPY OF THIS NOTICE ON THEM.

The date of first publication of this notice

Personal Representative:

Ormond Beach, Florida 32174 Attorney for Personal Representative: Thomas J. Upchurch, Esquire

clutes@upchurchlaw.com March 9, 16, 2023 23-00044I

SECOND INSERTION

NOTICE OF CLERK'S SALE IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY,

PEPPERWOOD VILLAGE HOMEOWNER'S ASSOCIATION, INC. Plaintiff, -Vs.-

LUIGI IENNACO,

SUBSEQUENT INSERTIONS

23-00026V

Defendant.
YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 28th day of February, 2023, Case Number 2022-42139-COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which PEPPER-WOOD VILLAGE HOMEOWNERS AS-SOCIATION, INC, is the Plaintiff, and LU-IGI IENNACO is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 3rd day of April, 2023 at 11:00 a.m. the following

described property as set forth in said Summary Final Judgment of Foreclosure: Lot 2, Replat of Forest Lake Subdivision, Sub-Tract IV, according to the plat thereof, as recorded in Map Book 38, Page 86, Public Records of Volusia County, Florida

Parcel ID No. 522504000020 The physical street address of said property is: 104 Pepperwood Court, Daytona Beach, FL 32119

SECOND INSERTION

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

Case No.: 2023-30271-COCI CYPRESS HEAD MASTER HOMEOWNER'S ASSOCIATION,

Plaintiff, Vs. UNKNOWN HEIRS OF THOMAS D. CAVANAUGH **Defendants.**TO: UNKNOWN HEIRS OF THOMAS D.

CAVANAUGH 1232 Siesta Key Circle Port Orange, FL 32128 YOU ARE NOTIFIED that an action to

foreclose a lien on the following property in Volusia County, Florida: Lot 88, Cypress Head Phase II-A, according to the plat thereof, recorded in Map Book 44, page 145 et seq., Public Records of Volusia County, Florida.

Parcel ID No. 730501000880 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Cypress Head Master Homeowner's Association, Inc., c/o Attorney Robert Robins, whose address is 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 on or before APR 17 2023, and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the complaint or 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

Future papers in this lawsuit will be mailed to the address on record at the clerk's office. Dated: MAR 01 2023.

LAURA E ROTH CLERK OF THE CIRCUIT COURT By: /s/ Jennifer M. Hamilton

Attorney Robert Robins 1206 S. Ridgewood Avenue Daytona Beach, FL 32114 March 9, 16, 2023 23-00046I

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 within 60 days FLORIDA CASE NO.: 2022-42139-COCI after the sale. ATTENTION: PERSONS WITH

DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) work ing days of your receipt of the NOTICE OF SALE; 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 INFORMA-TION LINE.

DATED this 6th day of March, 2023. ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BĒACH, FL 32115

(386) 252-5713 (FAX) FLORIDA BAR NO.: 356026RobertRobinsLaw@hotmail.com ATTORNEY FOR: PLAINTIFF

(386) 252-5212

March 9, 16, 2023

FOURTH INSERTION

NOTICE OF ACTION (Formal Notice by Publication)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-10170-PRDL

23-00045I

Division 10 IN RE: MICHAEL E. SIMPSON a/k/a MICHAEL EDWARD SIMPSON

Woodland Blvd., DeLand, Florida 32720 YOU ARE NOTIFIED that a Petition for Administration, a Notice of Administration, the Last Will and Testament of Michael E. Simpson, and a Petition to Determine Homestead Status of Real Property have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney,

within thirty (30) days from the date of first publication of this notice, and to file the original of the written defenses with the clerk of this court, whose address is 101 North Alabama Avenue, DeLand Florida 32724, either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded,

is February 23, 2023. Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 10031 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com Attorney for Personal Representative Feb. 23; Mar. 2, 9, 16, 2023

TO: Michele Marie Simpson, 647 South

whose name and address are: Thomas J. Upchurch, Esquire

Upchurch Law 1616 Concierge Blvd., Suite 10031 Daytona Beach, Florida 32117

without further notice. The date of first publication of this notice $\,$