

# REAL ESTATE

## ORMOND BEACH

### House in Hunters Ridge is top seller in Ormond Beach

A house in Hunters Ridge was the top real estate transaction for Feb. 19-25 in Ormond Beach and Ormond-by-the-Sea. Brian and Susan Bogdanowicz, of Ormond Beach, sold 17 Foxhunter Flat to Amanda Oliver, of Ormond Beach, for \$868,000. Built in 2006, the house is a 5/5 and has a pool, a hot tub, a fireplace and 4,050 square feet. It sold in 2014 for \$650,000.

**ALEXIS MILLER**  
CONTRIBUTING WRITER

## ORMOND BEACH

**Condos**  
Robert Tango, of Longwood, sold 89 S. Atlantic Ave., Unit 1603, to Dean and Amy Kroger, of Ormond Beach, for \$395,700. Built in 1979, the condo is a 2/2 and has 1,200 square feet. It sold in 2015 for \$182,000.

Paul Prece, of Ormond Beach, sold 679 Wellington Station Blvd., Unit 31, to Christine Hilliard, of Ormond Beach, for \$219,800. Built in 1988, the condo is a 2/2 and has 1,090 square feet. It sold in 2022 for \$212,000.

**Daytona Pines**  
Lou Etal Guttman, Valerie Guttman and Shalom Dadon, of Ormond Beach, sold 1106 Avenue K to Nikolay Todorov, of Ormond Beach, for \$56,000. Built in 1968, the manufactured house is a 3/2 and has 924 square feet. It sold in 2018 for \$18,000.

Alexander and Barbara Novack, of Ormond Beach, sold 1731 Avenue B to Dennis Jay Hartsfield, of Ormond Beach, for \$179,900. Built in 2005, the manufactured house is a 3/2 and has 1,352 square feet. It sold in 2022 for \$163,900.

## Forest Grove

Charles and Erin Reilly Eichler, of Ormond Beach, sold 460 Hammock Lane to John and Jacqueline Yetman, of Ormond Beach, for \$360,000. Built in 2000, the house is a 3/2 and has a fireplace and 1,574 square feet. It sold in 2015 for \$186,000.

## Halifax Plantation

Vincent Alongi, of Houston, Texas, sold 1438 Carlow Circle to Robert and Joan Montrym, as trustees, for \$342,000. Built in 2005, the house is a 3/2 and has 1,684 square feet. It sold in 2012 for \$74,500.

Richard and Michelle Beazley, of Deland, sold 3790 Carrick Drive to Christopher and Lori Worrell, of Ormond Beach, for \$697,000. Built in 1997, the house is a 5/5 and has a pool, an outdoor kitchen, a fireplace and 3,374 square feet.

Elisa and Thomas Rogers, of Palm Coast, sold 4187 Sanora Lane to Robert Gordon Jr. and Loretta Bryant-Martinson, of Ormond Beach, for \$670,000. Built in 1995, the house is a 4/3 and has a pool, a fireplace and 2,753 square feet. It sold in 2019 for \$86,600.

Lynne and Glyn Johnston, of Ormond Beach, sold 1321 Tullamore Blvd. to Kelly Corio Williams

and Thomas Lindsay, of Chester, Maryland, for \$480,000. Built in 2020, the house is a 3/2 and has 1,722 square feet. It sold in 2021 for \$357,000.

Hunters RidgeKey West, LLC, of Daytona Beach, sold 118 Briargate Look to Paul Pedersen, of Ormond Beach, for \$535,000. Built in 2006, the house is a 3/2 and has a fireplace, a pool and 2,145 square feet. It sold in 2006 for \$145,000.

## Mamaroneck

Red Door Premier Properties, LLC, of New Smyrna Beach, sold 599 E. Ridgewood Ave. to Rosa Coronado De Wilson, of Ormond Beach, for \$315,000. Built in 1954, the house is a 3/1 and has 1,005 square feet. It sold in 2015 for \$75,000.

## Ormond Beach Manors

Dawn Rolland, of Hobe Sound, sold 216 Essex Drive to Christopher Sturgeon, of Ormond Beach, for \$310,000. Built in 1955, the house is a 2/1.5 and has 1,135 square feet. It sold in 2010 for \$74,900.

## Ormond Terrace

Christopher and Lisa Babcock, of Deland, sold 292 Greenwood Ave. to Gail and Thomas White, of Ormond Beach, for \$391,000. Built in 1973, the house is a 3/2 and has a pool, a fireplace and 1,548 square feet. It sold in 2021 for \$315,000.

## Ortona

John and Alena Pop, of New York,

New York, sold 87 Jamestown Drive to William and Lee Anne Arnold, of Ormond Beach, for \$490,000. Built in 1959, the house is a 3/2 and has 1,598 square feet. It sold in 2021 for \$245,000.

## The Trails

Jean Anders, of Harrisonburg, Virginia, sold 1 Twelve Oaks Trail to Kenneth and Sharon Gordon, of Ormond Beach, for \$525,000. Built in 1979, the house is a 3/2 and has a fireplace, a pool and 2,386 square feet of space. It sold in 1993 for \$140,500.

## Village of Pine Run

Daniel Roach and Janice Zabara, as trustees, sold 313 Sawmill Creek Court to Heidi Reider, of Ormond Beach, for \$275,000. Built in 1999, the house is a 3/2 and has 1,207 square feet. It sold in 2015 for \$147,300.

## ORMOND BY THE SEA

Richard and Laura Callahan, of Ormond Beach, sold 1239 Ocean Shore Blvd., Unit 2-E-5, to Howard and Melissa Sacks, of Ormond Beach, for \$429,000. Built in 1984, the condo is a 2/2 and has 1,699 square feet. It sold in 2020 for \$307,500.

Anna Kerce, of Lady Lake, sold 50 Ocean Shore Drive to Beachlife Property Investments, LLC, of Miami, for \$290,000. Built in 1956, the house is a 2/1 and has

## RESIDENTIAL REAL ESTATE TRANSACTIONS FEB. 19 - FEB. 25

882 square feet. It sold in 2021 for \$190,000.

## PORT ORANGE

### Dunlawton Hills

Eric and Rebecca Zimmerman, of Port Orange, sold 913 Stonybrook Circle to Raul Rivera and Guylaine Croteau, of Port Orange, for \$250,000. Built in 1986, the house is a 2/2 and has 1,381 square feet. It sold in 2022 for \$178,800.

### Not in subdivision

Crystal Fedele, of Port Orange, and Robyn Stevens, of Wichita, Kansas, sold 203 Cambridge Drive to James and Carol Bleckley, of Port Orange, for \$289,000. Built in 1974, the house is a 3/2 and has 1,353 square feet. It sold in 2022 for \$265,000.

### Sleepy Hollow

Mark and Lee Anna Acton, of Daytona Beach, sold 710 Kristina Court to Shoreline Remodel Group LLC, of Ormond Beach, for \$275,000. Built in 1978, the house is a 4/2.5 and has a fireplace and 2,266 square feet. It sold in 1988 for \$10,000.

*John Adams, of Adams, Cameron & Co. Realtors, contributed to this report.*



The house has a pool, a hot tub and 4,050 square feet of space.

Photo courtesy of Realty Pros Assured

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# PUBLIC NOTICES

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THURSDAY, APRIL 6, 2023

## FLAGLER COUNTY LEGAL NOTICES

**FIRST INSERTION**  
NOTICE TO CREDITORS IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**FILE NUMBER: 2023 CP 000132**  
**IN RE: THE ESTATE OF: OF THOMAS G. NICKONOVITZ, Deceased.**  
The administration of the Estate of THOMAS G. NICKONOVITZ, deceased, whose date of death was September 27, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the physical address of which is 1769 E. Moody Blvd. Bldg #1, Bunnell, FL 32110, and the mailing address of which is the same. The name and address of the personal representative and the personal representative's attorney are set forth below.  
ALL CREDITORS of the decedent, and other PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE DECEDENT'S ESTATE, whether due or not, direct or contingent, liquidated or unliquidated, or for funeral or burial expenses, for personal property in the possession of the personal representatives, or for damages, must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTIONS 733.702 AND 733.710 FLORIDA STATUTES, THAT IS, THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, OR, IN AS TO ANY CREDITOR SERVED WITH A COPY OF THIS NOTICE TO CREDITORS, THIRTY DAYS AFTER THE DATE OF SERVICE OF THAT COPY, EVEN THOUGH THE PERSONAL REPRESENTATIVE HAS RECOGNIZED THE CLAIM OR DEMAND BY PAYING A PART OF IT, OR INTEREST ON IT, OR OTHERWISE.  
ALL CLAIMS NOT SO FILED 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 THE FIRST PUBLICATION OF THIS NOTICE IS April 6, 2023.  
/s/ Cailin Foster,  
Personal Representative  
In care of Bundza & Rodriguez, P.A.  
BUNDZA & RODRIGUEZ, P.A.  
/s/ MICHAEL RODRIGUEZ  
MICHAEL RODRIGUEZ  
444 Seabreeze Boulevard, Suite 750  
Daytona Beach, Florida 32118  
Telephone Number: (386) 252-5170  
Florida Bar Number: 18691  
mike@daytonalawyers.com (primary)  
reception@daytonalawyers.com (secondary)  
April 6, 13, 2023 23-00048G

**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**  
Marcelia C. Brooks, Petitioner and  
Garrett S. Brooks, Respondent.  
TO: Garrett S. Brooks  
2221 NE 164th St # 253 N. Miami, FL 33065  
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 Marcelia C. Brooks, whose address is 36 Round tree Dr, Palm Coast, FL 32164, on or before 04/22/23, and file the original with the clerk of this Court at 1769 E Moody BLVD Bldg #1, Bunnell, FL 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} 36 Round tree Dr, Palm Coast, FL, 32164 - Flagler.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 03/03/2023.  
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk  
April 6, 13, 20, 27, 2023 23-00052G

**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**  
Giovanna Sharmel Lopez, Petitioner, and  
Reynaldo Jesus Mena, Respondent.  
TO: Reynaldo Jesus Mena  
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 Bldg #1 Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
The action is asking the court to decide how the following real or personal property should be divided: None  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: 3/13/23  
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk  
April 6, 13, 20, 27, 2023 23-00053G

**FIRST INSERTION**  
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA.  
**CASE No. 2021 CA 000593**  
REVERSE MORTGAGE FUNDING LLC,  
Plaintiff vs.  
JACKSON, CATHERINE, et al.,  
Defendants  
TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CATHERINE C. JACKSON, DECEASED, AS POTENTIAL HEIR OF THE ESTATE OF CATHERINE COMELY JACKSON, DECEASED  
47 WOOD ACRE LANE PALM COAST, FL 32164  
CORINA JACKSON, AS POTENTIAL HEIR OF THE ESTATE OF NORMAN JACKSON, SR., DECEASED, AS POTENTIAL HEIR OF THE ESTATE OF CATHERINE C. JACKSON AKA CATHERINE COMELY JACKSON, DECEASED AND UNKNOWN SPOUSE OF CORINA JACKSON  
15 STAGE COACH RD WINDSOR, CT 06095  
ADRIAN D. WALKER A/K/A ADRIAN LOMAX, AS POTENTIAL HEIR OF THE ESTATE OF CASSANDRA L. JACKSON, DECEASED, AS POTENTIAL HEIR OF THE ESTATE OF CATHERINE C. JACKSON AKA CATHERINE COMELY JACKSON, DECEASED AND UNKNOWN SPOUSE OF ADRIAN D. WALKER A/K/A ADRIAN LOMAX  
407 NE 17TH AVE APT 101 BOYNTON BEACH, FL 33435 2552  
ADRIAN D. WALKER A/K/A ADRIAN LOMAX, AS POTENTIAL HEIR OF THE ESTATE OF CASSANDRA L. JACKSON, DECEASED, AS POTENTIAL HEIR OF THE ESTATE OF CATHERINE C. JACKSON AKA CATHERINE COMELY JACKSON, DECEASED AND UNKNOWN SPOUSE OF ADRIAN D. WALKER A/K/A ADRIAN LOMAX  
47 MAGNOLIA ST 3 HARTFORD, CT 06112  
ADRIAN D. WALKER A/K/A ADRIAN LOMAX, AS POTENTIAL HEIR OF THE ESTATE OF CASSANDRA L. JACKSON, DECEASED, AS POTENTIAL HEIR OF THE ESTATE OF CATHERINE C.

JACKSON AKA CATHERINE COMELY JACKSON, DECEASED AND UNKNOWN SPOUSE OF ADRIAN D. WALKER A/K/A ADRIAN LOMAX  
701 35TH ST, APT. 2 WEST PALM BEACH, FL 33407  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Flagler County, Florida:  
LOT 41, BLOCK 58A, AMENDED SUBDIVISION MAP WYNNFIELD SECTION 27-PALM COAST, ACCORDING TO PLAT OR MAP THEREOF AS RECORDED IN MAP BOOK 28, PAGE 30 AND 31, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, 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 3/31/2023.  
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  
(58341.1136)  
April 6, 13, 2023 23-00050G

**FIRST INSERTION**  
NOTICE OF FORECLOSURE SALE IN THE JUDICIAL CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
**CASE NO: 2022 CA 000378**  
AVAIL 1 LLC, a Delaware limited liability company,  
Plaintiff, vs.  
UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WAYNE E. LEWIS, DECEASED; SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY,  
Defendant(s).  
NOTICE is hereby given that pursuant to the Final Summary Judgment of Foreclosure dated March 24, 2023, the Clerk of the Circuit and County Court of Flagler County, Florida will sell to the highest and best bidder for cash in/on electronically/online at www.flagler.realforeclose.com, Flagler County, Florida on MAY 5, 2023 at 11:00 am (E.S.T.), in accordance with Chapter 45 Florida Statutes, the following-described property situated in Flagler County, Florida:  
Lot 12 of Block 51 of SUBDIVISION MAP FLORIDA PARK - SECTION - 7 PALM COAST, a subdivision according to the plat thereof as recorded in Map Book 6, Page 18 of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, Page 528 of the Public Records of Flagler County, Florida.  
With a street address at: 46 Franciscan Lane, Palm Coast, Florida 32137.  
Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.  
DATED this 28th day of March, 2023.  
/s/ Vivian A. Jaime, Esq.  
Vivian A. Jaime, Esq.  
FBN 714771  
RITTER, ZARETSKY, LIEBER & JAIME, LLP  
2800 Biscayne Boulevard, Suite 500  
Miami, Florida 33137  
Tel: 305-372-0933  
Email: Vivian@r2llaw.com  
April 6, 13, 2023 23-00049G

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# FLAGLER COUNTY LEGAL NOTICES

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2019 CA 000197 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. BEVERLY HOPE BONAPARTE A/K/A BEVERLY H. BONAPARTE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 23, 2023, and entered in 2019 CA 000197 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and BEVERLY HOPE BONAPARTE AKA BEVERLY H BONAPARTE, INDIVIDUALLY AND AS CO-TRUSTEE OF THE OF THE GOODIN FAMILY TRUST AGREEMENT DATED MAY 29, 2013; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE

ESTATE OF EDNA GOODIN A/K/A EDNA L. GOODIN, DECEASED; RICHARD CARLYSLE GOODIN; UNKNOWN SPOUSE OF RICHARD CARLYSLE GOODIN; PLANTATION BAY COMMUNITY ASSOCIATION INC; TREETOP HOME OWNERS ASSOCIATION INC; EMC MORTGAGE LLC; YVETTE BONAPARTE; UNKNOWN SPOUSE OF YVETTE BONAPARTE N/K/A MARC C. CORDES; NYREE GOODIN MCGRATH; UNKNOWN SPOUSE OF NYREE GOODIN MCGRATH; are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <https://flagler.realforeclose.com>, at 11:00 AM, on May 05, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 50 PLANTATION BAY PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 40 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA Property Address: 50 TREETOP CIRCLE, ORMOND BEACH, FL 32174 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 in accordance with

Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. 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 this 4 day of April, 2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-098676 - EuE April 6, 13, 2023 23-00051G

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No.: 2022 CP 000589 Division: 48 IN RE: ESTATE OF PATRICK JOSEPH GRANAHAH, Deceased.

The administration of the estate of PATRICK JOSEPH GRANAHAH, deceased, whose date of death was March 12, 2022; File Number 2022 CP 000589, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is: 1769 E Moody Blvd, Bldg 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 WITHIN 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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: April 6, 2023.

Signed on June 2, 2022.

ELIZABETH GRANAHAH  
Petitioner

Erica L. DeSanti, Esq.  
Attorney for Petitioner  
Florida Bar No. 119127  
The Legal Planning Firm, P.A.  
11010 SW 88th St Ste 102-A  
Miami, FL 33176-1205  
Telephone: 954-260-7817  
April 6, 13, 2023 23-00047G

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# SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-000573 IN RE: ESTATE OF GREGG GREENE, Deceased.

The administration of the estate of Gregg Greene, deceased, whose date of death was February 10, 2021, is pending in the Circuit court of Flagler County, Florida, Probate Division; File Number 2022-CP-000573, the address of which is 1769 E. Moody Blvd., Building 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmat-ured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmat-ured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS MARCH 30, 2023.

Personal Representative:  
MICHAEL E. CIOCHINA  
32 Orange Street  
Asheville, NC 28801

Attorney for Personal Representative:  
MICHAEL E. CIOCHINA, Esq.  
FBN: 948720  
Bailey & Ciochina, LLP  
32 Orange Street  
Asheville, NC 28801  
828-255-0098 (office)  
828-257-2776 (facsimile)  
mciochina@att.net  
March 30; April 6, 2023 23-00042G

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000068 Division 48 IN RE: ESTATE OF CLARENCE HAMMONS, Deceased.

The administration of the estate of CLARENCE HAMMONS, deceased, whose date of death was March 20, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, 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: March 30, 2023.

Signed on this 22nd day of March, 2023.  
MARK W. HAMMONS  
Personal Representative  
4676 Deer Valley Dr.  
Liberty Township, OH 45011  
Matthew R. Gable

Attorney for Personal Representative  
Florida Bar No. 0027779  
The Gable Law Firm, P.A.  
140 S. Beach St., Suite 310  
Daytona Beach, FL 32114  
Telephone: (386) 299-9778  
Email: matt@gablelawfirm.com  
March 30; April 6, 2023 23-00044G

## SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Radiance Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 610.72 acres, located between Interstate 95 and Old Kings Road South and shares a southern boundary with Korona Canal in Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Monday, April 24, 2023  
TIME: 11:00 AM  
PLACE: Hilton Garden Inn  
55 Town Center Blvd.,  
Palm Coast, FL 32164

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o DPFM Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before 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's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based. David McInnes  
District Manager

March 30, April 6, 2023 23-00065F

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION File No. 2023 CP 116 IN RE: THE ESTATE OF ELIZABETH ANN GREENE Deceased.

The administration of the Estate of Elizabeth Ann Greene, Deceased, whose date of death was August 14, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Flagler County Courthouse, 1769 E. Moody Boulevard, Bunnell, FL, 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The first publication of this notice is March 30, 2023.

Tami Kale,  
Co-Personal Representative,  
29 Coleridge Court,  
Palm Coast, FL 32137  
Kathleen Giles,  
Co-Personal Representative  
2 Clarendon Court N,  
Palm Coast, FL 32137

By: Stacy Geiger, Esq.  
Florida Bar Number: 0015711  
Geiger Law, PLLC  
Post Office Box 352951  
Palm Coast, FL 32135  
(386) 264-6937 telephone  
Attorney for Petitioner  
stacygeigeresq@yahoo.com  
March 30; April 6, 2023 23-00046G

## SECOND INSERTION

NOTICE OF PUBLIC SALE Go Store It 4601 E Moody Blvd A7 Bunnell, FL 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, Hallee Gieger #088 containing household and other goods will be sold for cash on 4/14/23 at 2:00pm. With the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at [www.storage-treasures.com](http://www.storage-treasures.com) March 30, April 6, 2023 23-00051F

## SECOND INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on **TUESDAY April 25, 2023 at 12:00PM** on Lockerfox.com. Where said property is stored at: **iStorage Bunnell, 2303 N State St, Bunnell, FL 32110.** Name: Unit# Contents Christopher McDaniel A005 Tools, ramps, rims Caleb Deeter A037 Tools, tool box, compressor

Purchases must be paid for at the time of purchase by cash only. All purchased items are sold as is, where is, and must be removed at the time of the sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

Bunnell iStorage  
2303 N State St  
Bunnell, FL 32110  
March 30, April 6, 2023 23-00060F

## SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION AND ADVISORY NOTICE OF HEARING IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No: 2022-DR-001007 IN THE INTEREST OF FAITH REED D:O:B: 4-14-16, Children JENNIFER REED and JEFFREY REED, Petitioner, and ERIN REED, Respondent/Mother, ALEX STOJEK, Respondent/ Putative Father. TO: Alec Stojek 6 Plateau Place Simpsonville, SC 29681 YOU ARE HEREBY NOTIFIED that an action for Emergency Petition for Temporary Custody by Extended Family and to Terminate Parental Rights has been filed against you and that you are required to serve a copy of your written defenses, if any, to this action on petitioners or petitioner's attorney:

JONATHAN H. GLUGOVER, ESQ.  
P.O. Box 2613  
Daytona Beach, Florida 32115  
on or before April 25, 2023 and file the original with the clerk of the Circuit Court at Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. #1, Bunnell, FL 32110, before service on Petitioners, Attorney or immediately thereafter. A hearing has been set in this matter on May 2, 2023 at 11:30 before the Honorable Judge Christopher France in courtroom 403 at the Kim C. Hammond Justice Center. If you fail to answer and/or appear at the hearing, 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. 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, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 03/23/2023.  
CLERK OF THE CIRCUIT COURT (SEAL): Y: T Strack Deputy Clerk

Petitioner's attorney,  
JONATHAN H. GLUGOVER, ESQ.  
P.O. Box 2613  
Daytona Beach, Florida 32115  
March 30; April 6, 13, 20, 2023 23-00041G

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000102 IN RE: ESTATE OF JANICE ANNE MYSZKOWSKI, A/K/A JANICE ANNE BLANCHARD MYSZKOWSKI, A/K/A JANICE B. MYSZKOWSKI Deceased.

The administration of the estate of Janice A. Myszkowski, deceased, whose date of death was December 4, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg 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 de-

# VOLUSIA COUNTY LEGAL NOTICES

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION Case No.: 2023-10619-PRDL Division: 10 IN RE: ESTATE OF DIANE MARIE LEETE Deceased.

The administration of the estate of Diane Marie Leete, deceased, whose date of death was November 3, 2022, 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 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 April 6, 2023.

Personal Representative:  
Michelle Leete  
905 Tracy Street  
Daytona Beach, Florida 32117  
Attorney for Personal Representative:  
Thomas J. Upchurch, Esquire  
Florida Bar No. 0015821  
Upchurch Law  
1616 Concierge Blvd., Suite 101  
Daytona Beach, Florida 32117  
Telephone: (386) 492-3871  
Email: service@upchurchlaw.com  
2nd Email:  
clutes@upchurchlaw.com  
April 6, 13, 2023 23-000661

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