REAL ESTATE

Condo at Hammock Beach tops sales list in Palm Coast

A condo in The Club at Hammock Beach was the top real estate transaction for March 1-7 in Palm Coast and Flagler County. Vickie Reagan, of Palm Coast, sold 200 Ocean Crest Drive, Unit 307, to Gregg and Tracy Munn, as trustees, for $760,000. Built in 2003, the condo is a 3/3 and has an ocean-view balcony and 1,676 square feet. It sold in 2015 for $407,500.

ALEXIS MILLER
CONTRIBUTING WRITER

Condos
Samantha Boomer, as a trustee, and Joshua Rosenbaum, of Palm Coast, sold 65 Ocean Crest Way, Unit 832, to 45 Blitbro LLC, of Palm Coast, for $352,500. Built in 2005, the condo is a 3/2.5 and has 1,859 square feet. It sold in 2020 for $360,000.

John and Bobbie-Jo DelBonis, of Palm Coast, sold 54 Club House Drive, Unit 202, to Nicholas Lopez, of Palm Coast, for $155,000. Built in 1977, the condo is a 1/1 and has 665 square feet. It sold in 2020 for $117,500.

Harry and Lia Menendez, of Palm Coast, sold 15 Oxford Lane, Unit 0, to Tina Marino, of Punta Gorda, for $260,000. Built in 1983, the condo is a 3/2 and has 1,338 square feet. It sold in 2021 for $185,000.

Beach Haven
E.J. and Catherine Jones, as trustees, of Palm Coast, sold 26 Laughing Gull Lane to Robert and Lynette Scavo, of Palm Coast, for $600,000. Built in 2016, the house is a 3/2.5 and has 1,684 square feet. It sold in 2018 for $425,000.

Belle Terre
Almanac Group Inc., of Bunnell, sold 91 Pebble Beach Drive to Pebble Beach LLC, of Ormond Beach, for $297,000. Built in 2000, the house is a 3/2 and has 1,433 square feet. It sold in 2022 for $225,000.

Luciano and Raul Lima, of Palm Coast, sold 16 Pennfield Lane to Patrick Benzick and Dana Cecil, as a trustee, for $335,000. Built in 1993, the house is a 3/2 and has 1,657 square feet. It sold in 2021 for $275,100.

Easthampton
Dorothy Kuhns, as a trustee, of Palm Coast, sold 18 Elias Lane to Phillip and Marcia Robinson, of Norristown, Pennsylvania, for $495,000. Built in 1996, the house is a 3/2 and has a fireplace and 2,327 square feet.

Jerzy and Bernadetta Ziemba, of East Hanover, New Jersey, sold 43 Edith Pope Drive to Michael and Jaclyn Roller, of Palm Coast, for $399,000. Built in 2006, the house is a 4/3 and has 2,404 square feet. It sold in 2006 for $389,700.

Indian Trails
Bressler PRCL H Brookside PRCL PMichael and Joyce Carter, of Middleburg, sold 36 Brooklyn Lane to Michael and Marjorie Sachinger, of Palm Coast, for $390,000. Built in 2003, the house is a 3/2 and has 1,926 square feet. It sold in 2002 for $8,500.

Amalia Soszynski, of Ridgewood, New York, sold 39 Whitcock Lane to Sarah Mundy-Russell and Joseph Russell, of Palm Coast, for $322,000. Built in 2004, the house is a 3/2 and has 1,859 square feet. It sold in 2004 for $120,500.

Lehigh Woods
LGI Homes – Florida, LLC, of The Woodlands, Texas, sold 38 Ramblewood Drive to the Cynthia M. Annen Revocable Trust, of Palm Coast, for $309,900. Built in 2022, the house is a 3/2 and has 1,463 square feet.

LGI Homes – Florida, LLC, of The Woodlands, Texas, sold 9 Ryken Lane to Kelly Worden and Sheila Holiday, of Palm Coast, for $342,900. Built in 2022, the house is a 3/2 and has 1,680 square feet.

LGI Homes – Florida, LLC, of The Woodlands, Texas, sold 19 Rymshaw Drive to Ricardo Ortiz and Alba Velazques, of Palm Coast, for $294,900. Built in 2022, the house is a 3/2 and has 1,270 square feet.

INB Fund 1 LLC, of Orlando, sold 68 Ryberry Drive to Taylor Schmitt, Jeffery Schmitt and Susan Schmitt, of Palm Coast, for $320,900. Built in 2023, the house is a 3/2 and has 1,500 square feet.

Pine Lakes
INB Fund 1 LLC, of Orlando, sold 51 Wheatfield Drive to Patrick Mahoney and Alina Chuckerko, of Palm Coast, for $368,900. Built in 2022, the house is a 3/2 and has 1,753 square feet.

Joyce Guariglia, of Toms River, New Jersey, sold 84 Westfield Lane to Steven and Joanna Tacheny, of Saint Paul, Minnesota, for $340,000. Built in 1990, the house is a 3/2 and has 2,045 square feet.

RESIDENTIAL REAL ESTATE TRANSACTIONS
MARCH 1 - MARCH 7

Sawmill Creek at Palm Coast Park
Adams Homes of Northwest Florida, Inc., of Pensacola, sold 112 Rivertown Road to Kenneth Chambers and Joy Phillips, of Palm Coast, for $361,400. Built in 2022, the house is a 4/2 and has 1,820 square feet.

Seminole Woods
Seagate Homes, LLC, of Palm Coast, sold 13 Sea Green Path to Lawrence and Margaret Parker, of Palm Coast, for $438,400. Built in 2023, the house is a 4/2 and has 2,290 square feet.

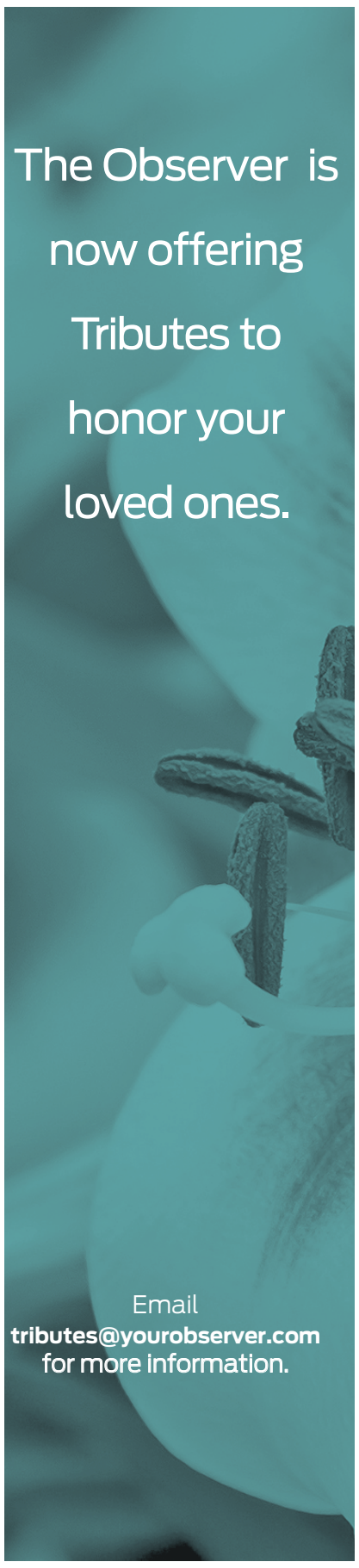
Adams Homes of Northwest Florida, Inc., of Pensacola, sold 53 Sentinel Trail to Ryan and Nicole Farrell, of Palm Coast, for $397,900. Built in 2022, the house is a 4/2 and has 2,169 square feet.

Quail Hollow
Grace Black, of West Haven, Connecticut, sold 18 Zinzendorf Place to Timothy Allala, of Palm Coast, for $265,000. Built in 2003, the house is a 3/2 and has 1,412 square feet. It sold in 2003 for $125,000.

Continental Acquisitions, LLC, of Palm Coast, sold 3 Zephyr Lily Place to Erica Santiago and Bernard Goodial, of Palm Coast, for $270,000. Built in 1994, the house is a 3/1 and has 1,008 square feet. It sold in 2022 for $150,000.

Brite Properties of Florida, LLC, of Orlando, sold 42 Kathleen Trail to Gino and Carmelina Impellizzeri, Marina Impellizzeri, and Jessica Impellizzeri, of Brentwood, Tennessee, for $458,000. Built in 2023, the house is a 4/3 and has 2,306 square feet.

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



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

PUBLIC NOTICES

THURSDAY, APRIL 20, 2023

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
(Intestate)
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-000244
IN RE: ESTATE OF
EDUARD ARAKELYAN
Deceased.

The administration of the estate of EDUARD ARAKELYAN, deceased, File Number 2023-CP-000244, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED

The Date of first publication of this Notice is April 20, 2023

Personal Representative
Name: LILIA ARAKELYAN
Address: 3111 Ocean Parkway,
Apartment 3G,
Brooklyn, New York 11235
Attorney for -Personal Representatives
VANESSA M. BERTRAN, Esquire
Counsel for Petitioner
Florida Bar No. 85729
55 Alhambra Plaza, Suite 800
Coral Gables, Florida 33134
Telephone: (305) 445-9660
April 20, 27, 2023 23-00061G

FIRST INSERTION

NOTICE OF ADMINISTRATION
(intestate)
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-000244
IN RE: ESTATE OF
EDUARD ARAKELYAN
Deceased.

The administration of the estate of EDUARD ARAKELYAN, deceased, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bunnell, Florida 32110. The estate is intestate. The names and addresses of the personal representative and the co-personal representative's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served must object to the qualifications of the co-personal representatives, venue, or jurisdiction of the court, by filing a petition or other pleading requesting relief in accordance with the Florida Probate Rules, WITHIN 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person entitled to exempt property is required to file a petition for determination of exempt property WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. Any person entitled to elective share is required to file an election to take elective share WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO CLAIM AN ELECTIVE SHARE IS DEEMED WAIVED.

Date of first publication: April 20, 2023

Personal Representative
Name: LILIA ARAKELYAN
Address: 3111 Ocean Parkway,
Apartment 3G,
Brooklyn, New York 11235
Attorney for -Personal Representatives
VANESSA M. BERTRAN, Esquire
Counsel for Petitioner
Florida Bar No. 85729
55 Alhambra Plaza, Suite 800
Coral Gables, Florida 33134
Telephone: (305) 445-9660
April 20, 27, 2023 23-00060G

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

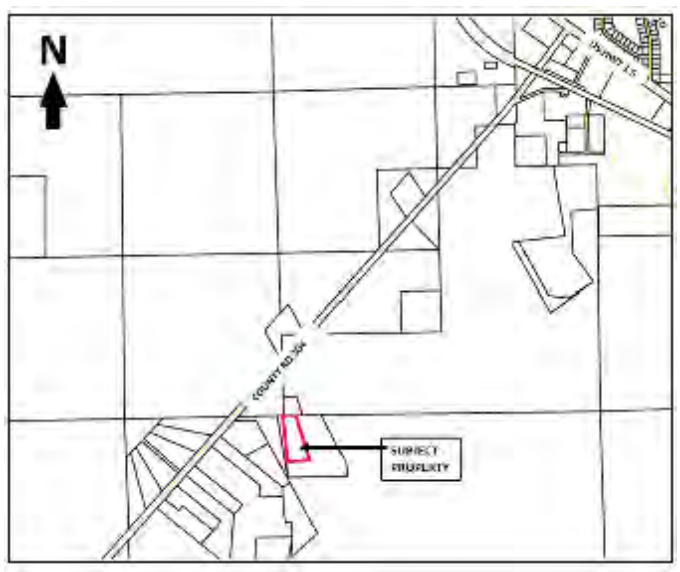
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 2nd day of May 2023, for the purposes of hearing a request to amend the Future Land Use Map from Conservation-1 to Agriculture & Silviculture, at the Flagler County Government Services Building (GSB) 1st Floor Conference Room/Chambers Meeting Room located at 1769 E. Moody Blvd, Bunnell, Florida 32110.

FLUMA 2023-09

REQUESTING TO CHANGE THE FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN FOR 5 ACRES OF LAND, OWNED BY STEPHEN STRICKLAND, BEARING PARCEL ID: 01-13-30-0000-01010-0020 FROM CONSERVATION-1 TO AGRICULTURE & SILVICULTURE FUTURE LAND USE DESIGNATION.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



April 20, 2023 23-00079F

A Help Button Should Go Where You Go!

To be truly independent, your personal emergency device needs to work on the go.

MobileHelp Features:
- Simple one-button operation
- Affordable service
- Amplified 2-way voice communication
- 24/7 access to U.S. based emergency operators
- GPS location detection
- Available Nationwide

Optional Fall Button™
The automatic fall detect pendant that works WHERE YOU GO!

MobileHelp
1-833-998-1651

From $19.95* /month

Optional Fall Button

Limited Time Offer! 50% OFF Fall Detection Service*
✔ Comfortable & Lightweight ✔ Wearable as a Pendant ✔ Waterproof

*$19.95 is the monthly price of subscription to a MobileHelp Classic at home only system. There is a one-time $49.95 processing fee and $15 shipping fee required to subscribe to this plan. Equipment may vary as shown. System featured in photo above is the MobileHelp DUO available at an additional monthly cost. Call or see terms and conditions for further details. 50% off Fall Detection Promotion valid when Fall Detection Service is added to your monitoring system and MobileHelp Connect Premium service is included with the order. Offer is valid for the first year of service only. This offer is for new customers only and cannot be combined with any other offers. Promotion available for select plans only and for a limited time. During the promotional term, you will receive $5 off the $10 full retail price of Fall Detection service. After first year, Fall Detect pricing reverts to discounted price of $7.50/month when combined with MobileHelp Connect Premium. Fall Button does not detect 100% of falls. If able, users should always push their help button when they need assistance. Fall Button is not intended to replace a caregiver for users dealing with serious health issues. Service availability and access/coverage on the AT&T network is not available everywhere and at all times. Current GPS location may not always be available in every situation. MobileHelp is a registered trademark. Patented technology. MobileHelp is an FDA registered company. MHPN-00939 Rev. 1

A+ BBB ACCREDITED BUSINESS

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF MEETING DATE CHANGE
TOWN CENTER AT PALM COAST
COMMUNITY DEVELOPMENT
DISTRICT

The regular meeting of the Board of Supervisors (**"Board"**) of the Town Center at Palm Coast Community Development District (**"District"**) **scheduled for Friday May 12, 2023 at 10:00 a.m. has been rescheduled to Tuesday May 9, 2023 at 10:00 a.m.** at the Hilton Garden Inn Palm Coast/Town Center, located at 55 Town Center Boulevard, Palm Coast, Florida 32164.

There may be occasions when one or more Supervisors will participate via telephone. Any interested person can attend the meetings at the above location and be fully informed of the discussions taking place. The meetings may be continued to a date, time and location to be specified on the record at the meetings without additional publication of notice.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any action taken by the Board at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bob Koncar
District Manager

April 20, 2023 23-00069F

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

2007 BUIC
2G4WC582171246845
Total Lien: $2,148.49
Sale Date: 05/08/2023
2005 FORD
1FTRF12265KC74423
Total Lien: $3,834.00
Sale Date: 05/15/2023
Location: BATTS & PEREZ ENTERPRISES LLC. DBA: FLY BY NIGHT AUTOMOTIVE
6020 E HIGHWAY 100
FLAGLER BEACH, FL 32136
(954)817-4522

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

April 20, 2023 23-00080F

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 000375
AVAIL 1 LLC, a Delaware limited liability company,
Plaintiff, vs.
THE HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WAVEY DENNIS, DECEASED; VIVIANNE ANDREA DAVIS A/K/A VIVIANNE WEIR; PETER WEIR; PAUL WEIR; SIMONE WEIR; NATASHA WEIR; RENE REDWOOD; KEITH REDWOOD, JR.; LUCIEN REDWOOD; FITGERALD DENNIS; DAISY ROSE NUGENT; SONIA MCKNIGHT; RUTH VAZ; PAULINE COOKE; SHAWN DENNIS; NICOLE HANCOCK, NORMA DANIELS 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 THESUBJECT 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 26, 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 9, of Block 19, of Map of BELLE TERRE-SECTION-13 PALM COAST, according to the plat thereof, recorded in Plat Book 7, Pages 1 through 10 inclusive, 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: 69 Bruning 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 14th day of April, 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@rzllaw.com
April 20, 27, 2023 23-00062G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-000055
Division Probate
IN RE: ESTATE OF
JON GREGORY FULLER
Deceased.

The administration of the estate of Jon Gregory Fuller, deceased, whose date of death was November 24, 2021, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bldg. #1 Bunnel, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 20, 2023.

Personal Representative:
Constance Buchanan,
PO Box 2045,
Lake City, FL 32056
Attorney: R. Nadine David, Esq.,
FBN: 89004,
Florida Probate Law Group,
PO Box 141135,
Gainesville, FL 32614
Phone: (352) 354-2654,
ndavid@floridaprobatelawgroup.com
www.floridaprobatelawgroup.com
April 20, 27, 2023 23-00058G

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 Round Dance Council of Florida located at 12 Smith Trail, 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 17th day of April, 2023
Carol S. Collins/Ellen Bell
April 20, 2023 23-00081F

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

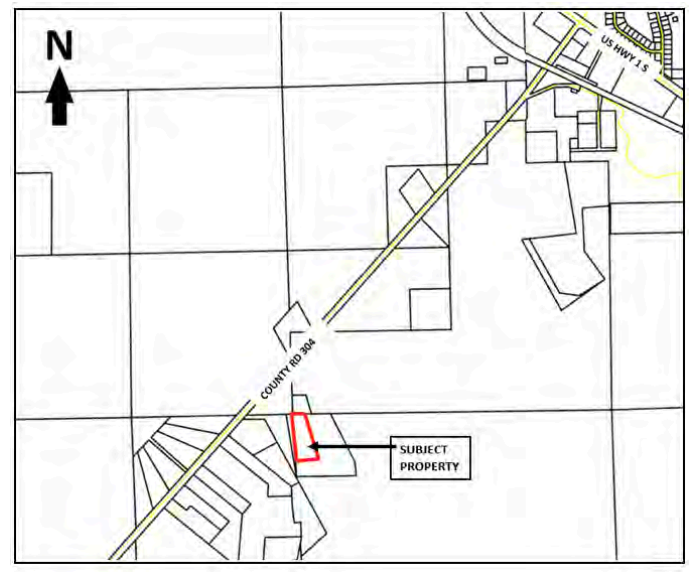
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 2nd day of May 2023, for the purposes of hearing a rezoning request from Flagler County "AC, Agriculture" to City of Bunnell "AG&S, Agriculture and Silviculture", at the Flagler County Government Services Building (GSB) 1st Floor Conference Room/Chambers Meeting Room located at 1769 E. Moody Blvd, Bunnell, Florida 32110.

ZMA 2023-09

REQUESTING TO CHANGE THE OFFICIAL ZONING MAP FOR 5 ACRES OF LAND, OWNED BY STEPHEN STRICKLAND, BEARING PARCEL ID: 01-13-30-0000-01010-0020 FROM FLAGLER COUNTY "AC, AGRICULTURE" TO CITY OF BUNNELL "AG&S, AGRICULTURE AND SILVICULTURE DISTRICT".

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



April 20, 2023 23-00078F

FIRST INSERTION

NOTICE OF FORFEITURE

A 2020 Silver Ford Mustang, Florida tag#61BUXN (VIN: 1FA6P8TH2L5133149) was seized for forfeiture by the Flagler County Sheriff's Office on March 23. 2023

The item was seized at or near SR 11, Volusia County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000048 in the 7th Circuit Court.

April 20, 27, 2023 23-00082F

FIRST INSERTION

NOTICE OF FORFEITURE

A 2002 Green Toyota Pick Up Truck, Florida tag#9775YB (VIN: 5TENM92N52Z134934) was seized for forfeiture by the Flagler County Sheriff's Office on March 10. 2023

The item was seized at or near SR 13, Bunnell, FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 530 in the 7th Circuit Court.

April 20, 27, 2023 23-00083F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT SEVENTH
JUDICIAL CIRCUIT IN AND FOR
FLAGLER COUNTY, FLORIDA
FILE NUMBER: 2023 CP 000256
IN RE: THE ESTATE OF:
OF LINDA SUSAN MARCHINKO,
Deceased.

The administration of the Estate of LINDA SUSAN MARCHINKO, deceased, whose date of death was February 6, 2023, is pending in the Circuit Court for Flagler, 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 20, 2023.

Kimberly Burroughs,
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 20, 27, 2023 23-00059G

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 031
Division 48
IN RE: ESTATE OF
MARIA ALBERTINA FILIPE
Deceased.
LIGIA FILIPE,
Petitioner, vs.
ALLAN FILIPE
Respondent.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Maria Albertina Filipe, deceased, File Number 2023 CP 031, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was August 29, 2022; that the total value of the estate including exempt assets is $207,757 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address; Ligia M Filipe, 34 Pebble Wood Lane Palm Coast, FL 32164; Allan Filipe, 14 Summit Court Westfield, NJ 07090

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 13, 2023.

Person Giving Notice:
Ligia Filipe
34 Pebble Wood Lane
Palm Coast, Florida 32164
Attorney for Person Giving Notice
Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
April 13, 20, 2023 23-00055G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND
FOR FLAGLER COUNTY, FLORIDA.
CASE No. 2021 CA 000568
REVERSE MORTGAGE FUNDING LLC,
Plaintiff, vs.
CONSTANCE GOLDBERG AKA CONSTANCE LOUISE HOLT GOLDBERG, et al,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021 CA 000568 of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida wherein REVERSE MORTGAGE FUNDING LLC, Plaintiff and CONSTANCE GOLDBERG AKA CONSTANCE LOUISE HOLT GOLDBERG, et al., are Defendants. Tom Bexley, Clerk of the Circuit Court and Comptroller, will sell to the highest bidder for cash at http://flagler.realforeclose.com, at the hour of 11:00 A.M., on the 5th day of May, 2023, the following described property:

LOT 1, BLOCK 28, PALM COAST, MAP OF EASTHAMPTON, SECTION 34, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN MAP BOOK 11, AT PAGE(S) 30, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

DATED this 27th day of March, 2023.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1:
Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
58341.1006
April 13, 20, 2023 23-00057G

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

SECOND INSERTION

NOTICE OF FORFEITURE
PROCEEDINGS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
Case Number: 2022-CA-000643
Judge: France
IN RE: FORFEITURE OF:
One (1) 2013 Kia Optima
VIN: 5XXGR4A64DG111721

ALL PERSONS who claim an interest in the following property: One (1) 2013 Kia Optima, VIN: 5XXGR4A64DG111721, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about August 24, 2022, in Flagler County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Lindsay Michael, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

April 13, 20, 2023 23-00054G

TAKE NOTICE
CALL
386-447-9723
TO PLACE YOUR
NOTICE TODAY

THIRD INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE
Seventh JUDICIAL CIRCUIT, IN AND
FOR FLAGLER COUNTY, FLORIDA
Case No.: 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 Blg #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

A NEW & AFFORDABLE OPTION
PUBLIC NOTICES
The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.
For rates and information, call 386-447-9723

THIRD 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

SUBSCRIBE TODAY
The Observer delivered to your driveway
Call 386.447.9723

FOURTH 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:

JONATHON 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, 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) By: T Strack
Deputy Clerk

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

FLAGLER COUNTY LEGAL NOTICES

SUBSEQUENT INSERTIONS

SECOND INSERTION

Commonwealth of Massachusetts
Land Court Department
Trial Court
DUKES, SS.
CASE NO. 22 MISC 000461 (JSDR)
Alan P. Slatas
v.
The Estate of Wesley D. James, The
Estate of Bertha J. Minor, and
The Estate of Alonzo James, Jr., et al.

TO: Wesley D. James, deceased, formerly of Plymouth, Plymouth County and said Commonwealth; Bertha J. Minor, deceased, formerly of Sacramento, California; Alonzo B. James, Jr., deceased, formerly of New Smyrna Beach, Florida or their heirs, devisees, or legal representatives and all other persons interested

You are hereby notified that a petition has been presented to said Court by Alan P. Slatas, of New York, New York representing that he holds, as tenants in common, an undivided percent or share of certain land lying in Aquinnah, in the County of Dukes, and briefly described as follows:

The land with improvements thereon situated in the Town of Aquinnah County of Dukes County, Commonwealth of Massachusetts, bounded and described as follows:

Being Lot# 124 as shown on a Map of the Division of Indian Lands at Gay Head, said lot being subject to the following two exceptions:

1) That portion of Lot 124 lying to the Eastward of the Gay Head Cemetery Road between that road and the boundary wall between Lots #124 and #125, being in length approximately 172 feet, plus or minus, which is the property now or formerly of Hellen A. Attaquin; and

2) Lot# 124 is subject to the rights of members of the Cooper family of Gay Head, Massachusetts to pass and repass over an existing old road which crosses Lot 124 from the so called Cemetery Road to the grave sites of members of the Cooper family buried on land outside the Gay Head Cemetery wall.

Lot #124 is bounded and described as follows:

Beginning at the Southeast comer of the Grave Yard and Northeast corner of land now or formerly of Johnson Peters, thence by land now or formerly of Patrick Divine N 83° E 5 rods 15 links to land now or formerly of Avis James and a stone wall, and by the same S 15 ½° E a distance of 6 rods, thence S 26 ½° E 3 rods 14 links to a bound, thence by the commons, N 62 ¼° W 7 rods 13 links to land now or formerly of heirs of Hetty Ames deceased, thence by the same, N 21 ¾° W 2 rods 24 links and by land now or formerly of Johnson Peters N 21 ¾° W to the place of commencement.

The common title to this land is derived under a deed of Indian Set off Lot 124 dated October 26, 1876 recorded with the Dukes County Registry of Deeds in Book 49, Page 174;

setting forth that he desires that all the described land may be sold at private sale for not less than $20,000.00 dollars and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof.

This complaint may be examined at the Land Court, Boston, Massachusetts, or a copy obtained from plaintiff's attorney.

If you intend to make any defense, you are hereby required to serve upon the plaintiff's attorney, Timothy M. Moriarty, Esq. of Brush, Flanders & Moriarty, LLC, 459 State Road-P.O. Box 1317, West Tisbury, MA 02575, 508-693-7733, an answer to the complaint on or before the twenty-ninth day of May, 2023, next, the return day, hereof, and a copy thereof must be filed in this court on or before said day.

If you fail to do so, judgment by default will be taken against you for relief demanded in the complaint. Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arise out of the transaction or occurrence that is the subject matter of the plaintiffs' claim, or you will thereafter be barred from making such claim in any other action.

April 13, 20, 27, 2023 23-00056G

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-10742-PRDL
Division 10
IN RE: ESTATE OF
PATRICIA A. HOGLE
a/k/a PATRICIA HOGLE
Deceased.

The administration of the estate of Patricia A. Hogle, deceased, whose date of death was February 10, 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 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 20, 2023.

Personal Representative:
Rodney G. Hogle
112 Laurel Lane
Hendersonville, Tennessee 37075
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 20, 27, 2023 23-00074I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10736 PRDL
Division 10
IN RE: ESTATE OF
DEAN A. FELLER,
Deceased.

The administration of the estate of DEAN A. FELLER, deceased, whose date of death was February 20, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. 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: April 20, 2023.

ASHLEY GRAYBILL
Personal Representative
c/o Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Edward A. Dimayuga
Attorney for Personal Representative
Florida Bar No. 50634
Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Email: Ed@LegacyLaw313.com
Secondary Email:
paralegal@LegacyLaw313.com
April 20, 27, 2023 23-00072I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-10744-PRDL
Division 10
IN RE: ESTATE OF
ANNA MAE SNYDER
a/k/a ANNA M. SNYDER
Deceased.

The administration of the estate of Anna Mae Snyder, deceased, whose date of death was February 23, 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 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 20, 2023.

Personal Representative:
Rochelle A. Vinti
101 Sand Fiddler Court
Daytona Beach, Florida 32119
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 20, 27, 2023 23-00075I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10745 PRDL
Division 10
IN RE: ESTATE OF
PAMELA ANN CREASY,
aka PAMELA A. CREASY
Deceased.

The administration of the estate of PAMELA ANN CREASY, also known as PAMELA A. CREASY, deceased, whose date of death was January 24, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. 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: April 20, 2023.

EDWARD A. DIMAYUGA
Attorney at Law
Personal Representative
Florida Bar No. 50634
Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Email: Ed@LegacyLaw313.com
Secondary Email:
paralegal@LegacyLaw313.com
April 20, 27, 2023 23-00073I

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

2007 DODG
2B3KA43R87H725201
Total Lien: $5,755.22
Sale Date: 05/08/2023
Location: APEX AUTOMOTIVE INC.
2840 FIREHOUSE ROAD
DELAND, FL 32720
(386)943-9739

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

April 20, 2023 23-00054V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 5/5/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 MANO HS M26413345 . Last Tenants: ANDRE NEVILLE THOMAS and all unknown parties beneficiaries heirs . Sale to be at SUN HOLLY FOREST LLC, 1000 WALKER STREET, HOLLY HILL, FL 32117. 813-241-8269.

April 20, 27, 2023 23-00055V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/05/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 PACE mobile home bearing vehicle identification number 7846 and all personal items located inside the mobile home. Last Tenant: Troy Edward Slayton, Stephanie Llewellyn, and David Brennan. Sale to be held at: Bedrock Aspen Terrace, 810 Mason Avenue, Daytona Beach, Florida 32117, 386-281-3834.

April 20, 27, 2023 23-00057V

FIRST INSERTION

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Walkers Green Community Development District (the "District") will hold a regular meeting on **Tuesday, May 2, 2023, at 10:00 a.m.** at Cobb Cole Center 149 Ridgewood Avenue Daytona Beach, Florida 32114. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by phone at (407) 723-5900 ("District Manager's Office"), during normal business hours, or from the District's website at https://walkersgreencdd.com/.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's 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 Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Jane Gaarlandt
District Manager

Apr 20, 2023 22-00056V

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10569 PRDL
Division 10
IN RE: ESTATE OF
ALLEN E. COMPTOIS, aka
ALLEN EDWARD COMPTOIS
Deceased.

The administration of the estate of ALLEN E. COMPTOIS, also known as ALLEN EDWARD COMPTOIS, deceased, whose date of death was October 21, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. 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: April 13, 2023.

BARBARA A. COMPTOIS
Personal Representative
c/o Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Edward A. Dimayuga
Attorney for Personal Representative
Florida Bar No. 50634
Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Email: Ed@LegacyLaw313.com
Secondary Email:
paralegal@LegacyLaw313.com
April 13, 20, 2023 23-00068I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10612 PRDL
Division 10
IN RE: ESTATE OF
ANTONIO MARONE,
Deceased.

The administration of the estate of ANTONIO MARONE, deceased, whose date of death was February 11, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, Deland, FL 32721. 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: April 13, 2023.

JOHN A. SHELLEY
Personal Representative
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
W. Denis Shelley
Attorney for Personal Representative
Florida Bar No. 273872
Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Email: shelley@legacylaw313.com
Secondary Email:
troy@legacylaw313.com
April 13, 20, 2023 23-00069I

SECOND INSERTION

SUMMONS AND NOTICE OF
FILING A FORMAL PETITION FOR
TESTACY AND APPOINTMENT AND
NOTICE OF HEARING
STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON
IN THE PROBATE COURT
CASE NO.: 2022ES3201463
MARGARET CALDWELL,
Petitioner, vs.
ESTATE OF WILLIAM EDWARD CALDWELL, JR., MICHAEL F. CALDWELL, TERESA M. CALDWELL, RAYMOND JASON CALDWELL, EDIE ANN BROWN, AND DAVID CLAYTON CALDWELL,
Respondents.

SUMMONS AND NOTICE OF FILING OF FORMAL PETITION OF TESTACY AND APPOINTMENT

TO: THE RESPONDENT(S) TERESA M. CALDWELL AND RAYMOND JASON CALDWELL:

YOU ARE HEREBY SUMMONED and required to answer the Petition in this action, a copy of which is herewith served upon you by this notice, or to otherwise appear and defend, and to serve a copy of your Answer to said Complaint in this action, which is on file with the Lexington County Probate Court, upon the subscribers at their office, Shelbourne Law, 131 East Richardson Avenue, Summerville, South Carolina 29483, or to otherwise appear and defend the action pursuant to applicable court rules, within thirty (30) days after service hereof, exclusive of the day of such service; and if you fail to answer the Petition or otherwise appear and defend within the time aforesaid, the Petitioner in this action will apply to the Court for relief demanded therein.

A hearing in this matter is scheduled for June 13, 2023, at 11:30 am located at the Lexington County Probate Court, Judicial Center, 205 E. Main Street, Suite 134, Lexington, SC 29072.

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon Petition of the above-named Petitioner against the above-named Respondents with causes of action for Formal Petition for Testacy and Appointment in the Estate.

SHELBOURNE LAW
BY: S/ P. BRANDT SHELBOURNE
(#15143), JOHN T. KORNEGAY
(#102294)
131 East Richardson Avenue,
Summerville, South Carolina 29483
(843) 871-2210
Counsel for Petitioner.
April 13, 20, 27, 2023 23-00070I

SECOND INSERTION

Commonwealth of Massachusetts
Land Court Department
Trial Court
DUKES, SS.
CASE NO. 22 MISC 000461 (JSDR)
Alan P. Slatas
v.
The Estate of Wesley D. James, The Estate of Bertha J. Minor, and The Estate of Alonzo James, Jr., et al.

TO: Wesley D. James, deceased, formerly of Plymouth, Plymouth County and said Commonwealth; Bertha J. Minor, deceased, formerly of Sacramento, California; Alonzo B. James, Jr., deceased, formerly of New Smyrna Beach, Florida or their heirs, devisees, or legal representatives and all other persons interested

You are hereby notified that a petition has been presented to said Court by Alan P. Slatas, of New York, New York representing that he holds, as tenants in common, an undivided percent or share of certain land lying in Aquinnah, in the County of Dukes, and briefly described as follows:

The land with improvements thereon situated in the Town of Aquinnah County of Dukes County, Commonwealth of Massachusetts, bounded and described as follows:

Being Lot# 124 as shown on a Map of the Division of Indian Lands at Gay Head, said lot being subject to the following two exceptions:

1) That portion of Lot 124 lying to the Eastward of the Gay Head Cemetery Road between that road and the boundary wall between Lots #124 and #125, being in length approximately 172 feet, plus or minus, which is the property now or formerly of Hellen A. Attaquin; and

2) Lot# 124 is subject to the rights of members of the Cooper family of Gay Head, Massachusetts to pass and repass over an existing old road which crosses Lot 124 from the so called Cemetery Road to the grave sites of members of the Cooper family buried on land outside the Gay Head Cemetery wall.

Lot #124 is bounded and described as follows:

Beginning at the Southeast comer of the Grave Yard and Northeast corner of land now or formerly of Johnson Peters, thence by land now or formerly of Patrick Divine N 83° E 5 rods 15 links to land now or formerly of Avis James and a stone wall, and by the same S 15 ½° E a distance of 6 rods, thence S 26 ½° E 3 rods 14 links to a bound, thence by the commons, N 62 ¼° W 7 rods 13 links to land now or formerly of heirs of Hetty Ames deceased, thence by the same, N 21 ¾° W 2 rods 24 links and by land now or formerly of Johnson Peters N 21 ¾° W to the place of commencement.

The common title to this land is derived under a deed of Indian Set off Lot 124 dated October 26, 1876 recorded with the Dukes County Registry of Deeds in Book 49, Page 174;

setting forth that he desires that all the described land may be sold at private sale for not less than $20,000.00 dollars and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof.

This complaint may be examined at the Land Court, Boston, Massachusetts, or a copy obtained from plaintiff's attorney.

If you intend to make any defense, you are hereby required to serve upon the plaintiff's attorney, Timothy M. Moriarty, Esq. of Brush, Flanders & Moriarty, LLC, 459 State Road-P.O. Box 1317, West Tisbury, MA 02575, 508-693-7733, an answer to the complaint on or before the twenty-ninth day of May, 2023, next, the return day, hereof, and a copy thereof must be filed in this court on or before said day.

If you fail to do so, judgment by default will be taken against you for relief demanded in the complaint. Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arise out of the transaction or occurrence that is the subject matter of the plaintiffs' claim, or you will thereafter be barred from making such claim in any other action.

April 13, 20, 27, 2023 23-00071I

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 GREE HS 2162452AH & 2162452BH . Last Tenants: DONALD YOUNGER, ANTHONY TYRONE WILLIAMS, AND SONIA DEE WILLIAMS and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE, L.L.C., 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.

April 13, 20, 2023 23-00049V

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 4/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 SUNHO HS 60CK-122RFP2950 . Last Tenants: VANITA MICHELE JOHNSON, AND SHEILA KATHLEEN JOHNSON and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE, L.L.C., 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.

April 13, 20, 2023 23-00048V

A NEW & AFFORDABLE OPTION
PUBLIC NOTICES
The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.
For rates and information, call 386-447-9723

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com