

REAL ESTATE

Ocean Hammock house tops sales list in Flagler County

A house in Ocean Hammock was the top real estate transaction for March 8-14 in Palm Coast and Flagler County. Lilli Miles, as trustee, sold 3 Flagship Drive to Robert Colavolpe, as trustee, for \$960,000. Built in 2003, the house is a 4/2.5 and has a pool, a hot tub, and 3,666 square feet. It sold in 2011 for \$523,000.

ALEXIS MILLER
CONTRIBUTING WRITER

Condos
Donald Longo and Maria Pula Longo, of Palm Coast, sold 500 Canopy Walk Lane, Unit 533, to Jeffrey and Kathleen Tuman, of Ocala, for \$370,000. Built in 2003, the condo is a 2/2 and has 1,238 square feet. It sold in 2020 for \$235,000.

Vastola Properties, LLC, of Palm Coast, sold 300 Canopy Walk Lane, Unit 533, to John Vivona, of Palm Coast, for \$415,000. Built in 2005, the condo is a 3/2 and has 1,377 square feet. It sold in 2018 for \$275,000.

Belle Terre
Adams Homes of Northwest Florida, Inc., of Pensacola, sold 14 Primrose Lane to Lori Ann Nieves, of Palm Coast, for \$352,900. Built in 2022, the house is a 4/2 and has 1,755 square feet.



Conservatory At Hammock Beach
Bellagio Custom Homes, LLC., of Palm Coast, sold 407 Bourganville Drive to Justin and Lauren Gigliello, of Palm Coast, for \$635,000. Built in 2022, the house is a 3/3 and has 2,277 square feet.

Cypress Knoll
George and Rose Torosian, of Palm Coast, sold 5 Evanston Place to Michael and Cynthia Rathburn, of Palm Coast, for \$475,000. Built in 1999, the house is a 3/2.5 and has a pool and 2,056 square feet.

Fairways
Patricia Kountchev, of Bend, Oregon, sold 5 Laramie Drive to Glen and Kimberly Luxenberger, of Palm Coast, for \$330,000. Built in 2003, the house is a 3/2 and has a pool and 1,304 square feet. It sold in 2018 for \$175,000.

Grand Haven
Thomas and Barbara Reilly, of Palm Coast, sold 16 Saint Andrews Court to Mark and Jean Hoffman, as trustees, for \$525,000. Built in 2002, the house is a 4/2.5 and has 2,548 square feet. It sold in 2016 for \$252,000.

Las Casitas
Danita Wright and Pat Francis, of St. Johns, sold 68 Las Casitas Blvd. to Linda Jeanne Wickes, as a trustee, for \$579,000. Built in 2021, the house is a 4/3 and has 2,236 square

feet. It sold in 2021 for \$385,600.

Lehigh Woods
ZZMZ Caspian LLC, of Orlando, sold 1 River Place to Siow Lee Yen, of Palm Coast, for \$349,900. Built in 2022, the house is a 3/2 and has 1,555 square feet.

Regina Stover, of Palm Coast, sold 1 Ramble Way to Angel McKinley-Paige and Samir Paige, of Palm Coast, for \$334,000. Built in 2003, the house is a 3/2 and has 1,585 square feet. It sold in 2003 for \$113,500.

Seagate Homes, LLC, of Palm Coast, sold 21 Rae Drive to Angel Reguero, of Palm Coast, for \$399,900. Built in 2022, the house is a 3/2 and has 1,832 square feet.

Los Lagos at Matanzas Shores
Leann Michelle and Anthony Almeida, of Flagler Beach, sold 26 Los Lagos Blvd. to Edward White-man and Carol Denise Copenhaver, of Palm Coast, for \$592,000. Built in 2022, the house is a 4/3 and has 2,450 square feet. It sold in 2022 for \$486,300.

Palm Harbor
15 Fernon Lane, LLC, of Palm Coast, sold 15 Fernon Lane to Marina Elias, of Palm Coast, for \$282,400. Built in 2002, the house is a 3/2 and has 1,272 square feet. It sold in 2020 for \$185,000.

Joseph Allen Krier and Rosanne Marie Dunn, as trustees, of St. Augustine, sold 41 Cherokee Court West to Deborah Renee Scherr, of Longboat Key, for \$670,000. Built in 1998, the house is a 3/2.5 and has a pool, a boat dock, a fireplace and 2,461 square feet.

Caspian Investments 1 LLC., of Orlando, sold 20 Flemingwood Lane to Cynthia Michelle Neace, of Palm Coast, for \$377,100. Built in 2022, the house is a 3/2 and has 1,555 square feet.

Desmond and Betty Vaughan-Pope, of Palm Coast, sold 32 Clermont Court to Roger Cressey, of Palm Coast, for \$850,000. Built in 1997, the house is a 4/3 and has a pool, a boat dock, an outdoor kitchen and

RESIDENTIAL REAL ESTATE TRANSACTIONS MAR. 8 - MAR. 14

2,561 square feet. It sold in 2011 for \$315,000.

John Joseph Katt, of Palm Coast, sold 69 Courtney Place to Thomas and Jessica Allred, of Palm Coast, for \$332,000. Built in 1977, the house is a 3/2 and has 1,743 square feet. It sold in 2021 for \$219,000.

Pine Lakes
Joan Carol Correll, of Flagler Beach, sold 5 Westbriar Lane to Robert Degrigoli, of Palm Coast, for \$330,000. Built in 1990, the house is a 3/2 and has 2,048 square feet. It sold in 2020 for \$205,000.

Mark and Maria Kalaj, of Palm Coast, sold 52 Woodbury Drive to Michael Denney and Jennifer Depaz Denney, of Palm Coast, for \$305,000. Built in 1990, the house is a 3/2 and has 2,052 square feet. It sold in 2000 for \$99,800.

River Club/ Grand Haven
Paul and Cynthia Tetreault, of Palm Coast, sold 16 River Park Drive South to Annmarie and Thomas Murray, of Bangor, Maine, for \$476,000. Built in 2004, the town-house is a 2/2 and has 1,828 square feet. It sold in 2019 for \$298,400.

Savannah Square
Albert and Annabelle Yonick, as trustees, sold 52 Lafayette Lane to Fernando Ulloa and Tracy Pollaccia, of Glen Oaks, New York, for \$288,500. Built in 2001, the town-house is a 3/2 and has 1,469 square feet. It sold in 2015 for \$173,500.

Seminole Woods
James and Dorothy Martin, of Port Orange, sold 3 Seagrit Court to Wayne and Carolyn Quianthy, of Palm Coast, for \$279,900. Built in 2001, the house is a 3/2 and has a pool with a deck and 1,116 square feet. It sold in 2019 for \$165,000.

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

STATE BRIEF

House passes renter fee proposal

In an issue shadowed by soaring rental costs across the state, the House on April 13 passed a heavily debated bill that could lead to landlords collecting monthly fees instead of security deposits from renters.

The House voted 89-22 to approve the bill (HB 133), which supporters said would provide an option to help renters get into apartments without having to come up with potentially thousands of dollars in upfront money.

But opponents said the fees would not be capped and that renters wouldn't be able to eventually recoup the money, like they might with security deposits.

"This is a poor tax, plain as day," Rep. Angie Nixon, D-Jacksonville, said.

Supporters disputed such characterizations, saying the fees would be optional for landlords and renters. Bill sponsor Jim Mooney, R-Islam-orada, also said such fee arrangements are already being used and that the bill would place "guardrails" on the practice.

"This is not a tax on the poor," Rep. Tiffany Esposito, R-Fort Myers, said. "This is an option for them, for everyone to have access to housing."

A similar Senate bill (SB 494) was approved by the Rules Committee and is ready to go to the full Senate.

Under the bill, landlords would be able to offer the option of paying monthly fees instead of security deposits, though landlords would not be required to do so. Renters would decide whether to pay the fees or deposits. Also, renters who choose fees could subsequently decide to pay security deposits and end the fees.

Based on other areas where fees are used, Mooney said a renter would pay an average \$25 monthly fee on a \$1,500-a-month lease.

—JIM SAUNDERS, THE NEWS SERVICE OF FLORIDA

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

PUBLIC NOTICES

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

THURSDAY, APRIL 20, 2023

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. 2022 CA 000805
REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. CARLENE M. MAHAN A/K/A CARLENE MAHAN, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 23, 2023, and entered in 2022 CA 000805 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and CARLENE M. MAHAN A/K/A CARLENE MAHAN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 26, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 6, BLOCK 88, PALM COAST MAP OF ROYAL PALMS SECTION 32, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 54 THROUGH 66, OF THE PUBLIC RECORDS OF FLAGLER COUNTY,

FLORIDA.
Property Address: 42 ROBINSON DR, PALM COAST, FL 32164
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 24 day of April, 2023.
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
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-080616 - SaR
April 27; May 4, 2023 23-00065G

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2022 CA 000810
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CALVIN KENNETH EDWARDS, DECEASED, et al. Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CALVIN KENNETH EDWARDS, DECEASED, whose residence is unknown if he/she/they is living; and if he/she/they is dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the following property:
LAND SITUATED IN THE TOWN OF BUNNELL IN THE COUNTY OF FLAGLER IN THE STATE OF FL. LOTS 7 AND 8, BLOCK 28, TOWN OF BUNNELL, AS PER MAP RECORDED IN PLAT BOOK 1, PAGE 2, 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 it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at County, Florida, this day of 4/20/2023
Tom Bexley
CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Amy Perez DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-069454
April 27; May 4, 2023 23-00066G

SUBSCRIBE TODAY

The Observer delivered to your driveway
Call 386.447.9723

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-000061
Division Probate
IN RE: ESTATE OF CENA C. PIPER Deceased.

The administration of the estate of CENA C. PIPER, deceased, whose date of death was January 8, 2023, 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 demands against decedent's estate must file

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 Down Yonder located at 4701 East Moody Blvd, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of April, 2023
Philip Smith
April 27, 2023 23-00090F

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 27, 2023.
Personal Representative:
/s/ Holly Copeland
Holly N. Copeland
470 Cambridge Way
Atlanta, Georgia 30328
Attorney for Personal Representative:
/s/ Richard Leigh
Richard A. Leigh, Attorney
Florida Bar Number: 119591
Maynard Nexsen P.C.
200 E. New England Ave., Suite 300
Winter Park, Florida 32789
Telephone: (407) 647-2777
Fax: (407) 647-2157
E-Mail: rleigh@maynardnexsen.com
Secondary E-Mail: hyates@maynardnexsen.com
April 27; May 4, 2023 23-00063G



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

When disaster strikes, you need businesses YOU CAN TRUST.

Find local heroes in The Observer's **MARKETPLACE**
Made for where you live. Here!
Call 386-447-9723



United Way fights for the Education, Financial Stability, and Health of every person in our community.

Join the Fight.



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. 18-2022-CA-000039
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLARA E. DURRANCE, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 16, 2023, and entered in 18-2022-CA-000039 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLARA E. DURRANCE, DECEASED; FLOYD MCKELVIN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 26, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK B, FLAGLER VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 3, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 805 DEEN ROAD, BUNNELL, FL 32110

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 24 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: fmail@raslg.com 21-012279 - NaC April 27, May 4, 2023 23-00064G

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 5/12/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1988 PALM HS PH092033A & PH092033B . Last Tenants: ROBIN C. BLOOM, AUTUMN HARRIS, AND CELINA FIORINO and all unknown parties beneficiaries heirs . Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136. 813-282-6754.

April 27, May 4, 2023 23-00085F

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 BohoClayCo located at 16 Magnolia Dr. N, in the City of Ormond Beach, Flagler County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 25th day of April, 2023
 Kelsey Piazza
 April 27, 2023 23-00089F

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 Magical Forest Academy located at 45 MLK Jr. Ave, C & D, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 21st day of April, 2023
 Magical Forest Academy, LLC
 April 27, 2023 23-00086F

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on May 12th at 10:00am the following storage unit B4 at Optimum Storage Solutions, Bunnell FL, 32110 3363 N State St. leased to Dale Fauchaux will be auctioned online at www.storage-treasures.com.
 April 27, May 4, 2023 23-00088F

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 Grandma's White House located at 52 Wood Cedar Drive, 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 20th day of April, 2023
 Warren Koonce
 April 27, 2023 23-00084F

FIRST INSERTION

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

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, May 4, 2023, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board.

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

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

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

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

April 27 2023 23-00087F



SAVE TIME
 Email your Legal Notice
 legal@palmcoastobserver.com

SUBSEQUENT INSERTIONS

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND 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

SUBSEQUENT INSERTIONS

SECOND 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

SECOND INSERTION

NOTICE OF FORFEITURE

A 2002 Green Toyota Pick Up Truck, Florida tag#9775YB (VIN: 5TENM92N52134934) 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

SECOND 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 Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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

SECOND 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WAVY 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 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 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@rjzllaw.com April 20, 27, 2023 23-00062G



SAVE TIME
 Email your Legal Notice
 legal@palmcoastobserver.com

SECOND 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 PUB-

LICATION 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.
 BUNDTA & 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

THIRD 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 corner 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 1/2° E a distance of 6 rods, thence S 26 1/2° E 3 rods 14 links to a bound, thence by the commons, N 62 1/4° W 7 rods 13 links to land now or formerly of heirs of Hetty Ames deceased, thence by the same, N 21 3/4° W 2 rods 24 links and by land now or formerly of Johnson Peters N 21 3/4° 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 plaintiff's claim, or you will thereafter be barred from making such claim in any other action.

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

FOURTH 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.

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: 3/13/23
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk April 6, 13, 20, 27, 2023 23-00053G

FOURTH 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

