REAL ESTATE

Ocean Hammock house tops sales list in Flagler County

house in Ocean Hammock was the top real estate Atransaction 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 342, 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.



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

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 Reilley, 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. Jonhs, 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 Whiteman 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 townhouse 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 townhouse 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 Karolyn 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-Islamorada, 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

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, ARKINGTON 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,

Property Address: 42 ROBINSON DR PALM COAST, FL 32164 Any person claiming an interest in the sur-

FLORIDA.

plus 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 as-sistance. 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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CALVIN KENNETH EDWARDS, DECEASED, et. al. Defendant(s),

UNKNOWN HEIRS, TO: THE BENEFICIARIES, DEVISEES, GRANTEES, 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 be living; and if he/she/they be 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

lowing 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 de-fenses, 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 PUB-LISHED 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 ČLERK

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



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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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file 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

Philip Smith	
April 27, 2023	23-00090F

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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



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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

business under the Fictitious Name of

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 Corpora-

tions of the Department of State, Tallahas-

23-00089F

Dated this 25th day of April, 2023

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, GRANTEES, 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, GRANTEES, 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 BOOK2, 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: flmail@raslg.com 21-012279 - NaC April 27; May 4, 2023 23-00064G

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 5/12/2023at 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

see, Florida.

Kelsey Piazza

April 27, 2023

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

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, Volu-sia 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: 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 cur-rent forfeiture action 2023 CA 530 in the 7th Circuit Court.

April 20, 27, 2023	23-00083F
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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

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, 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

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 ad-dress 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 DECE-DENT'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-

Commonwealth of Massachusetts

Land Court Department

Trial Court

CASE NO. 22 MISC 000461 (JSDR)

DUKES, SS

LICATION OF THIS NOTICE, OR, IN AS TO ANY CREDITOR SERVED WITH A COPY OF THIS NOTICE TO CREDI-TORS, THIRTY DAYS AFTER THE DATE OF SERVICE OF THAT COPY, EVEN THOUGH THE PERSONAL REPRE-SENTATIVE 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 PE-

RIOD 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 PUBLI-CATION 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)

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 ¹/₂° E 3 rods 14 links to a bound. thence by the commons, N 62 $\frac{1}{4}^{\rm o}$ W 7 rods 13 links to land now or formerly of heirs of

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



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 EDU-ARD 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 No-tice 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

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

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 Faucheaux will be auctioned online at www.storagetreasures.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

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 EDU-ARD 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 jurisdic-tion 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 SER-VICE 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

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

April 20, 27, 2023 23-00059G

THIRD INSERTION

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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 Attornev: 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



The Observer delivered to your driveway Call 386.447.9723

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 Biscavne Boulevard, Suite 500 Miami, Florida 33137 Tel: 305-372-0933 Email: Vivian@rzllaw.com April 20, 27, 2023 23-00062G



Email your Legal Notice legal@palmcoastobserver.com The Estate of Wesley D. James, The Estate of Bertha J. Minor, and The Estate of Alonzo James, Jr., et al.

Alan P. Slatas

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 fol-

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 Cemeterv 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

Hetty Ames deceased, thence by the same N 21 34° W 2 rods 24 links and by land now or formerly of Johnson Peters N 21 34° 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 or-dered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided ei-ther 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. Mo-riarty, 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 de-fault 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 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 23-00053G April 6, 13, 20, 27, 2023

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

VOLUSIA COUNTY LEGAL NOTICES

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. 1972 GLEN HS 5H24D250281X . Last Tenants: AR-LENE OWENS and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRAIGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.

April 27, May 4, 2023 23-00058V

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 012972 -PRDL Division Probate IN RE: ESTATE OF CHRISTOPHER C. COOKE Deceased. The administration of the estate of Chris-

topher C. Cooke, deceased, whose date of leath was September 27, 2022, is pending in the Circuit Court for Volusia County. Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE

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.

Kim C. Himmelfarb 10841 Forest Run Drive Bradenton, Florida 34211 Attorney for Personal Representative: Kate Smith, Esq. Florida Bar Number: 0196010 Kate Smith Law 3400 S. Tamiami Trail, Suite 101 Sarasota, Florida 34239 Telephone: (941) 952-0550 Fax: (941) 952-0551 E-Mail: kate@smlawfl.com Secondary E-Mail: dena@smlawfl.com April 27; May 4, 2023 23-000781

Personal Representative:

mands against decedent's estate must file

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE

FIRST PUBLICATION OF THIS NOTICE.

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702

NOTWITHSTANDING THE TIME PE-

The date of first publication of this notice

ROSA STRICKHOUSER

Personal Representative

c/o Legacy Law Associates, P.L.

313 South Palmetto Avenue

Daytona Beach, FL 32114

ANGE COURT, A SUBDIVISION IN THE SOUTHWEST $1/4\ {\rm OF}\ THE\ SOUTH-$

WEST 1/4 OF SECTION 3, TOWNSHIP 17

SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP IN MAP BOOK 9, PAGE 1,

PUBLIC RECORDS OF VOLUSIA COUN-

has been filed against you, and you are re-

quired to serve a copy of your written de-

fenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attor-neys for Plaintiff, whose address is Trade

Centre South, Suite 700, 100 West Cypress

Creek Road, Fort Lauderdale, FL 33309,

and file the original with the Clerk within

30 days after the first publication of this notice in THE BUSINESS OBSERVER, on

or before MAY 29 2023, 2023; otherwise

a default and a judgment may be entered

against you for the relief demanded in the

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 accommo-dation, please contact Court Administra-

tion 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. WITNESS MY HAND AND SEAL OF

SAID COURT on this 14 day of April 2023

Greenspoon Marder, LLP

Trade Centre South, Suite 700

100 West Cypress Creek Road

Fort Lauderdale, FL 33309

Default Department

(22-000709-01)

Attorneys for Plaintiff

April 27; May 4, 2023

Laura E Roth As Clerk of said Court

As Deputy Clerk

23-00080]

By: /s/ Jennifer M. Hamilton

23-00076I

W. Denis Shelley Attorney for Personal Representative

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

WILL BE FOREVER BARRED.

DEATH IS BARRED.

Florida Bar No. 273872

313 S. Palmetto Avenue

Secondary Email:

TY, FLORIDA.

Complaint.

Daytona Beach, FL 32114

troy@legacylaw313.com April 27; May 4, 2023

Telephone: (386) 252-2531

Email: shelley@legacylaw313.com

Legacy Law Associates, P.L.

is: April 27, 2023.

ALL CLAIMS NOT FILED WITHIN

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-10785-PRDL Division 10 IN RE: ESTATE OF AYADILIS CHALAS

Deceased. The administration of the estate of Ayadilis Chalas, deceased, whose date of death was

October 7, 2021, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724.

RE-NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

SEVENTH JUDICIAL CIRCUIT IN AND

FOR VOLUSIA COUNTY, FLORIDA.

CIVIL DIVISION

The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other

persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3

FIRST INSERTION

MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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 Representatives:

Alfredo Chalas 739 Commonwealth Ave. Apt. 2

Bronx, New York 10473 Angela De La Cruz 2025 Valentine Ave. Apt. 2-H Bronx, New York 10457 Attorney for Personal Representatives: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, FL 32117

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 10748 PRDL Division 10 IN RE: ESTATE OF MARY SALVO,

The administration of the estate of MARY SALVO, deceased, whose date of death was February 9, 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.

Deceased.

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

and other persons having claims or de-

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.

CASE No. 2023 10099 CIDL FINANCE OF AMERICA REVERSE LLC,

Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH M. CREWS, DECEASED, et al., Defendants

TO: DENNIS CREWS

7321 WHITNEY DRIVE, PINSON, AL 35126 6471 WINSLOW CREST CIRCLE, TRUSSVILLE, AL 35173 2637 2ND PL NW, CENTER POINT, AL UNKNOWN SPOUSE OF DENNIS

CREWS 7321 WHITNEY DRIVE, PINSON, AL 35126

6471 WINSLOW CREST CIRCLE, TRUSSVILLE, AL 35173

2637 2ND PL NW, CENTER POINT, AL 35215

UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH M. CREWS, DECEASED 725 ROBERTS AVENUE, DELAND, FL

32724 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOTS 18 AND 20, BLOCK 2, OR-

23-00059V

SUBSEQUENT INSERTIONS

SECOND INSERTION

SECOND INSERTION NOTICE OF PUBLIC SALE Notice is hereby given that on 05/05/2023,

at 10:30 a.m., the following property will

NOTICE OF PUBLIC SALE Notice is hereby given that on 5/5/2023 at 10:30 am, the following mobile home will

THIRD INSERTION

SUMMONS AND NOTICE OF FILING A FORMAL PETITION FOR FSTACY AND APPOINTMEN NOTICE OF HEARING

CASE NO. 2008-33490-CICI FLAGSTAR BANK, FSB, Plaintiff. vs. DARLENE CUMBERLAND; MARINA GRANDE ON THE HALIFAX MAINTENANCE ASSOCIATION, INC.; W.G. YATES & SONS CONSTRUCTION COMPANY; JPR METAL FRAMING, INC.; AMERICAN MOLD GUARD, INC.; A.W. BAYLOR VERSAPANEL-PLASTERING, INC.; WASTE PRO OF FLORIDA, INC.; TANGO IMPORTS, INC.; W.S. NIELSEN COMPANY, INC.; TRANE U.S. INC.; SECURITY INNOVATIVE SOLUTIONS, INC.; SUNBELT **RENTALS, INC.; SIGN FX, INC; SOUTHEAST FIRE PROTECTION,** LLC; OSCAR I. GARCIA, ARCHITECT, P.A.; RC ALUMINUM INDUSTRIES, INC.; SIENNA WOODWORK CLASSICS, INC.; ARCHITECTURAL HARDWARE PRODUCTS, INC.; MARK DOWST AND ASSOCIATES. INC.; PLANSON III, INC.; EXTERIOR WALLS, INC.; INTREPID ENTERPRISES, INC.; R & R INDUSTRIES, INC.; J.A. CROSON LLC; BRYANT POOLS INC; WATER MANAGEMENT CONSULTANTS & TESTING, INC.; VOLUSIA/FLAGLER WATER & FIRE RESTORATION, INC.; U.S. BRICK & BLOCK SYSTEMS, INC.; UNLIMITED WELDING, LLC; BRIGHTVIEW LANDSCAPE

B CONTRACTORS, INC.; VON PLUMBING, INC.; DAVID DURLAND; SPECTRA CONTRACT FLOORING; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 18, 2023 and

an Order Canceling and Rescheduling Foreclosure Sale dated April 10, 2023 and entered in Case No. 2008-33490-CICI of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, FSB is Plaintiff and DARLENE CUMBER-LAND: MARINA GRANDE ON THE HALIFAX MAINTENANCE ASSOCIA-TION, INC.; W.G. YATES & SONS CON-STRUCTION COMPANY; JPR METAL FRAMING, INC.; AMERICAN MOLD GUARD, INC.; A.W. BAYLOR VERSAP-ANEL-PLASTERING, INC.; WASTE PRO OF FLORIDA, INC.; TANGO IMPORTS, INC.; W.S. NIELSEN COMPANY, INC. TRANE U.S. INC.; SECURITY INNO-VATIVE SOLUTIONS, INC.: SUNBELT RENTALS, INC.; SIGN FX, INC; SOUTH-EAST FIRE PROTECTION, LLC; OSCAR I. GARCIA, ARCHITECT, P.A.; RC ALU-MINUM INDUSTRIES, INC.; SIENNA WOODWORK CLASSICS, INC.; ARCHI-TECTURAL HARDWARE PRODUCTS. INC.; MARK DOWST AND ASSOCI-ATES, INC.: PLANSON III, INC.: EXTE-RIOR WALLS, INC.: INTREPID ENTER-PRISES, INC.; R & R INDUSTRIES, INC.; J.A. CROSON LLC; BRYANT POOLS INC: WATER MANAGEMENT CONSUL-TANTS & TESTING, INC.; VOLUSIA/ FLAGLER WATER & FIRE RESTO-RATION, INC.; U.S. BRICK & BLOCK SYSTEMS, INC.; UNLIMITED WELD-ING, LLC; BRIGHTVIEW LANDSCAPE DEVELOPMENT, INC. F/K/A VALLEY CREST LANDSCAPE DEVELOPMENT, HOLLYWOOD WOODWORK, METROMONT CORPORATION; INC.; INC.: EDSA, INC.; M.A. BRUDER & SONS,

INCORPORATED; ROMANOFF FLOOR COVERING, INC.; HD SUPPLY, INC F/K/A HOME DEPOT SUPPLY, INC.; GREENWOOD PURCHASING GROUP, INC.; THE MARINA GRANDE ON THE HALIFAX I CONDOMINIUM ASSOCIA-TION, INC.; COMMERCIAL & HOME MAINTENANCE; C W B CONTRAC-TORS, INC.; VON PLUMBING, INC.; DA-VID DURLAND; SPECTRA CONTRACT FLOORING; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING IN-TERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on August 4, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

UNIT 1008, BUILDING 1, MARINA GRANDE ON THE HALIFAX I, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 6136, PAGE 4670, AS THEREAF-TER AMENDED, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLOR-IDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

TIONS BY PERSONS WITH DISABILI-

SUBSEQUENT INSERTIONS

All creditors of the decedent and other

SECOND 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

DEVELOPMENT, INC. F/K/A VALLEY

CREST LANDSCAPE DEVELOPMENT,

INC.; HOLLYWOOD WOODWORK, INC.; METROMONT CORPORATION;

EDSA, INC.; M.A. BRUDER & SONS,

SUPPLY, INC F/K/A HOME DEPOT

INCORPORATED; ROMANOFF FLOOR COVERING, INC.; HD

SUPPLY, INC.; GREENWOOD

THE MARINA GRANDE ON THE

ASSOCIATION, INC.; COMMERCIAL

PURCHASING GROUP, INC.:

HALIFAX I CONDOMINIUM

& HOME MAINTENANCE; C W

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, The names and iresses of the personal representative and the personal representative's attorney are set forth

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

and other persons having claims or de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE

ALL CLAIMS NOT FILED WITHIN

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

Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 2491-177920 / AP3 April 27; May 4, 2023 23-00079I 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. 1982 NOBI HS N11643 Last Tenants: RALPH MATHEW HILG-ERS AND VIRGINIA HILGERS and all unknown parties beneficiaries heirs . Sale to be at HOLIDAY VILLAGE L.P., 1335 FLEMING AVENUE, ORMOND BEACH. FL 32174. 813-282-6754

Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com April 27; May 4, 2023 23-00077I If you are a person with a disability who needs an accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMA-

TION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL

DATED April 19, 2023. By: /s/ Ian Dolan Ian C. Dolan

Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309

April 27, May 4, 2023

SECOND 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 PAME-LA 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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

NOTWITHSTANDING THE TIME PE-RIOD 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

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

SECOND 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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 23-000741

April 20, 27, 2023	23-00075I
clutes@upchurchlaw.com	
2nd Email:	

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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

NOTWITHSTANDING THE TIME PE-RIOD 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 23-00072I April 20, 27, 2023

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 Slavton. 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

THIRD INSERTION

174;

thereof.

said day.

Commonwealth of Massachusetts Land Court Department Trial Court DUKES, SS. CASE NO. 22 MISC 000461 (JSDR) Alan P. Slatas

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

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. 23-00055V April 20, 27, 2023

N 83° E 5 rods 15 links to land now or for-

merly 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 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 34° W to

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

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 ap-

pointed to make such partition and be or-

dered to make sale and conveyance of all,

or any part of said land which the Court

finds cannot be advantageously divided ei-

ther at private sale or public auction, and

be ordered to distribute the net proceeds

This complaint may be examined at the

If you intend to make any defense,

you are hereby required to serve upon

the plaintiff's attorney, Timothy M. Mo-riarty, Esq. of Brush, Flanders & Mori-

arty, 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

If you fail to do so, judgment by de-

fault will be taken against you for relief

demanded in the complaint. Unless other-

wise provided by Rule 13(a), your answer

must state as a counterclaim any claim

Land Court, Boston, Massachusetts, or a

copy obtained from plaintiff's attorney.

The common title to this land is derived

the place of commencement.

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 abovenamed 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

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