

# REAL ESTATE

## Beach house tops sales list in Ormond Beach

### ORMOND BEACH

A house in Ormond Beach was the top real estate transaction for April 2-8 in Ormond Beach and Ormond-by-the-Sea. Paul Terzani and Linda Bammann, as trustees, sold 301 Ocean Shore Blvd. to Matthew Adler, as a trustee, for \$5,525,000. Built in 2021, the house is a 4/4.5 and has a gas fireplace, pool, hot tub, media room, outdoor kitchen, private beach walkover and 5,998 square feet of living space. It sold in 2022 for \$4,468,800.

**ALEXIS MILLER**  
CONTRIBUTING WRITER

**Condos**  
Craig Uttley, of Winter Park, sold 1575 Ocean Shore Blvd., Unit 706, to Kim Ferris Bull, of Ormond Beach, for \$468,000. Built in 1974, the condo is a 2/2 and has 1,315 square feet. It sold in 2003 for \$199,000.

### ORMOND BEACH

**Breakaway Trails**  
Sarah Nash Edwards, of Ormond Beach, sold 43 Black Pine Way to Heather Jade Thomas, of Ormond Beach, for \$535,000. Built in 2006, the house is a 4/3 and has 2,464 square feet. It sold in 2018 for \$362,000.

**Northbrook**  
Luis and Diana Moscoso, of Homestead, sold 118 Northbrook Lane to Jennifer Hart, of Ormond Beach, for \$245,500. Built in 1981, the house is a 2/2 and has a fireplace and 1,333 square feet. It sold in 2018 for \$154,000.

**Ocean Village**  
John Trumpy and Susan Midkiff, of Ponce Inlet, sold 21 Oriole Circle, Unit B, to Betty Sims, of Ormond Beach, and Lee Sims, of Silver Spring, Maryland, for \$234,900. Built in 1947, the house is a 2/1 and has 913 square feet. It sold in 2016 for \$134,000.

**Ortona**  
Robert Eisenbart, of Union Grove, Wisconsin, sold 872 Marvin Road

to Shashikant and Indiraben Patel, of Fayetteville, North Carolina, for \$470,000. Built in 1960, the house is a 4/3.5 and has 2,185 square feet. It sold in 2010 for \$80,000.

**Park Place**  
Paul and Theresa Nachtigal, of Ormond Beach, sold 39 Park Place to Charles and Carol Case, of Ormond Beach, for \$289,000. Built in 1981, the townhouse is a 3/2 and has 1,477 square feet. It sold in 2013 for \$57,300.

**Plantation Bay**  
Ralph and Harriett Franco, as trustees, sold 1292 Royal Pointe Lane to David Weston and Lori Jenean Maxwell, of Ormond Beach, for \$575,000. Built in 2005, the house is a 3/2 and has a pool and 2,150 square feet. It sold in 2010 for \$247,000.

John and Marleen Schrieber, of Rockford, Illinois, sold 1156 Kilkeny Lane to Richard Hyland, of Ormond Beach, for \$425,000. Built in 2005, the house is a 3/2 and has 1,910 square feet. It sold in 2019 for \$244,900.

**Rio Vista**  
Douglas Giffen Brandow, of Crawfordville; Kirk Brandow, of Wynnewood, Pennsylvania; Bryon Brandow, of Kingstom, Massachusetts; and Susan Brandow, of Sarasota, sold 920 Buena Vista Ave. to Steven Carcaba, of Ormond Beach, for \$550,000. Built in 1932, the house is a 4/3 and has a fireplace, an in-law suite and 2,275 square feet. It sold in 2021 for \$395,000.

**Springleaf**  
Lindsay and Jeremy Thiess, of Ormond Beach, sold 1505 Springleaf Drive to Derrick Pine, of Langhorne, Pennsylvania, for \$357,000.

Built in 2016, the house is a 3/2 and has 1,556 square feet. It sold in 2016 for \$199,000.

**The Trails**  
Brendan Roberson and Karen Blendick, of Ormond Beach, sold 5 Cobblestone Trail to Didier and Susan Lamour, of Ormond Beach, for \$470,000. Built in 1976, the house is a 3/2.5 and has a fireplace, a pool and 1,928 square feet. It sold in 2014 for \$237,500.

**Winding Woods**  
David and Maria Smith, of Green Cove Springs, sold 3 Alicen Court to William and Susan Wintjen, of Ocala, for \$240,000. Built in 1981, the house is a 2/2 and has a fireplace and 1,122 square feet. It sold in 1986 for \$59,600.

### ORMOND-BY-THE-SEA

Thomas and Wilma Potter, of Ormond Beach, sold 42 River Drive to Matthew Jason Ruedlinger, of Ormond Beach, for \$379,000. Built in 1952, the house is a 2/2 and has 1,108 square feet. It sold in 2022 for \$349,000.

William Melle, of Pittsfield, Massachusetts, sold 49 Hibiscus Drive to John McEntee, of Ormond Beach, for \$241,600. Built in 1953, the house is a 2/1 and has 700 square feet. It sold in 1990 for \$52,000.

### PORT ORANGE

Kathleen Muellenberg, of Clearwater, and Samantha Kopala, of Blacklick, Ohio, sold 5248 Isabelle Ave. to Jessica Chacon, of Port Orange, for \$67,000. Built in 1968, the house is a 2/1 and has 588 square feet. It sold in 1991 for \$30,900.

CC Brown's Landing, LLC, of Day-

### RESIDENTIAL REAL ESTATE TRANSACTIONS APRIL 2 - APRIL 8

tona Beach, sold 2402 Hyatt Creek Lane to Paul and Karen Paprocki, of Port Orange, for \$865,000. Built in 2022, the house is a 4/3 and has 2,512 square feet.

Laura Livingston, Pamela Livingston, and Ralph Livingston, of The Villages, sold 6154 Sequoia Drive to Suzanne Ronneau, of Port Orange, for \$215,000. Built in 1986, the house is a 2/2 and has a fireplace and 1,277 square feet. It sold in 2001 for \$76,000.

Margo McQuillan Lind and Michael Hannapel, of Port Orange, sold 2473 Karl Drive to Nicholas and Elena Gonzalez, of Port Orange, for \$585,000. Built in 2006, the house is a 4/3 and has a pool, a fireplace and 2,359 square feet. It sold in 2014 for \$275,000.

Freddy and Teresita Guerrero, of Miami Springs, sold 6771 Calistoga Circle to Josephine Check, of Port Orange, for \$400,000. Built in 2005, the house is a 3/2 and has 1,620 square feet. It sold in 2005 for \$256,100.

Michael Hinton, of Orlando, sold 5574 Estero Loop to Donald Yates, of Port Orange, for \$410,000. Built in 2021, the house is a 3/2 and 2 half baths and has 1,626 square feet. It sold in 2021 for \$257,500.

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

# BRIEFS

## Agents named RE/MAX Torchbearers

Stephanie Cathey and Mike Gagliardi, both real estate agents with RE/MAX Signature in Port Orange have been named a 2023 RE/MAX Torchbearer, according to a news release.

Cathey and Gagliardi were named to this group for their impressive sales performance in 2022.

"It's an honor to be recognized as a RE/MAX Torchbearer this year," Cathey said. "Being a RE/MAX agent is not just about buying and selling homes, it's about building relationships and helping clients achieve their dreams. Earning this recognition and standing alongside other top-performing

RE/MAX agents is a testament to the hard work and dedication we put into every transaction. I am humbled to be part of such a remarkable group of professionals and grateful for the opportunity to make a positive impact in people's lives."

Torchbearers are the RE/MAX network's top-producing agents and team leaders under the age of 40. Only a few from each state are honored, based on their number

of closed transaction sides for the year.

"I am thrilled to congratulate the talented agents who have earned the distinction of being a RE/MAX Torchbearer," said RE/MAX President and CEO Nick Bailey. "These remarkable individuals represent the very best of the RE/MAX network and have demonstrated an unwavering commitment to their clients and communities. As our industry contin-

ues to evolve, these agents are leading the charge with their innovative strategies and exceptional service. It's an honor to have them as part of the RE/MAX network and we look forward to celebrating their continued success with the brand."

For more information about RE/MAX Signature, please visit [topdaytonaagents.com](http://topdaytonaagents.com) or contact 386-236-0760.



Find your notices online at: [ObserverLocalNews.com](http://ObserverLocalNews.com), [FloridaPublicNotices.com](http://FloridaPublicNotices.com) and [BusinessObserverFL.com](http://BusinessObserverFL.com)

# PUBLIC NOTICES

THURSDAY, MAY 18, 2023

Additional Public Notices may be accessed on [ObserverLocalNews.com](http://ObserverLocalNews.com) and the statewide legal notice website, [FloridaPublicNotices.com](http://FloridaPublicNotices.com)

## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

**THE CITY OF PALM COAST** is seeking Applications from its Citizens to serve as regular members and two alternates on the Code Enforcement Board.

The Board generally meets the first Wednesday of every month at 10:00 a.m. at the Community Wing of City Hall @ 160 Lake Ave, Palm Coast, FL. The intent of the Code Enforcement Board is to promote, protect and improve the health, safety and welfare of the citizens of the City of Palm Coast. The Code Enforcement Board has the authority to impose administrative fines and other non-criminal penalties to facilitate the enforcement of the codes and ordinances where a pending or repeated violation continues to exist. Whenever possible, the Code Enforcement

Board shall include an architect, businessperson, engineer, general contractor, subcontractor and a realtor.

Members of the Code Enforcement Board shall be registered voters and residents of the City of Palm Coast. Appointments shall be made on the basis of interest, experience and/or education in the subject matter of Code Enforcement. You may obtain an application and more information by visiting the City website at [www.palmcoastgov.com](http://www.palmcoastgov.com) or by contacting Virginia Smith, 160 Lake Ave., Palm Coast, Florida 32164. Phone 386-986-2570. E-mail: [vsmith@palmcoastgov.com](mailto:vsmith@palmcoastgov.com). Applications must be submitted by noon on May 24, 2024.

May 18, 2023 22-00112F

### 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 Bronx House Pizza located at 5615 STATE HWY 100 E UNIT 204, 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 15th day of May, 2023  
BRONX HOUSE FLAGLER PIZZA CORP  
May 18, 2023 23-000121F

### 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 Radish Roots Needlepoint located at 4601 E. Moody Blvd, Unit B1, 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 12th day of May, 2023  
Radish Roots LLC  
May 18, 2023 23-000114F

### 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 Garrett Medicine located at 50 Leanni Way, A3-4, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of May, 2023  
Garrett Internal Medicine, P.A.  
May 18, 2023 23-000117F

### 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 ULTIMATE EXTERIOR CLEANING SERVICES located at 104 Brookhaven Court N, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of May, 2023  
ULTIMATE PRESSURE WASHING COMPANY OF NORTHEAST FLORIDA, LLC  
May 18, 2023 23-000109F



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



# FLAGLER COUNTY LEGAL NOTICES

## FIRST INSERTION

### NOTICE OF PUBLIC HEARING BY GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Grand Haven Community Development District ("District") hereby gives notice of its intention to develop proposed amendments to the District's Chapter VI rules governing the District's surface water management systems, drainage easements, and encroachment on District-owned property. The purpose and effect of the amendment is to provide for efficient and effective District facility operations. Specific legal authority for the proposed amendment includes Sections 190.011(5), 190.012(3), 120.54 and 120.81, Florida Statutes (2022).

A copy of the proposed amendments may be obtained by contacting the District Manager at 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 ext. 193, or by email at dmcinnes@dpfgmc.com ("District Office"). A public hearing will be conducted by the Board of Supervisors of the Grand Haven Community Development District ("District") on **June 15, 2023 at 9:00 a.m.** at the Grand Haven Room, Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, which can aid you in contacting the District Office.

District Manager  
Grand Haven Community Development District

May 15, 2023 23-00110F

## FIRST INSERTION

### NOTICE OF RULE MAKING BY THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT FOR ADOPTING AMENDMENTS TO AMENITY RULES

A public hearing will be conducted by the Board of Supervisors of the Grand Haven Community Development District ("District") on **June 15, 2023 at 9:00 a.m.** at the Grand Haven Room, Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137.

The public hearing will provide an opportunity for the public to address proposed amendments to the District's Chapter VI rules governing the District's surface water management systems, drainage easements, and encroachment on District-owned property. Specific legal authority for the rule includes Sections 190.011(5), 190.012(3), 120.54 and 120.81, Florida Statutes (2022).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), F.S., must do so in writing within twenty-one (21) days after publication of this notice. The public hearing may be continued to a date, time and place to be specified on the record at the hearing.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at the address and number below.

A copy of the proposed rule may be obtained by contacting the District Manager at 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 ext. 193, or by email at dmcinnes@dpfgmc.com.

May 15, 2023 23-00111F

## FIRST INSERTION

### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

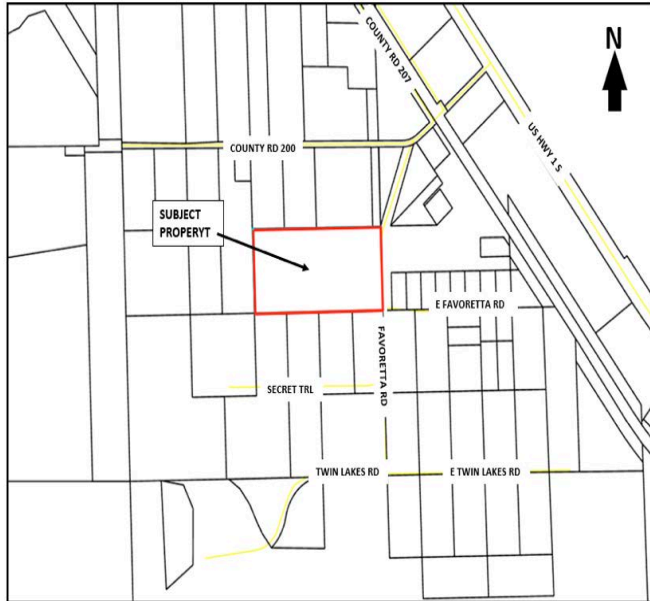
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 6th day of June 2023, for the purpose of hearing a request to rezone the subject property from the "AG, Agricultural District" to the "L-1, Light Industrial District", in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

### ZMA 2023-10

**REQUESTING TO CHANGE THE OFFICIAL ZONING MAP IN THE CITY OF BUNNELL FOR 20+/- ACRES OF LAND, OWNED BY JAM 2018 LLC, LOCATED AT 379 COUNTY ROAD 200 FROM "AG, AGRICULTURAL DISTRICT" TO THE "L-1, LIGHT INDUSTRIAL DISTRICT".**

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

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



May 25, 2023 23-00119F

## FIRST INSERTION

### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

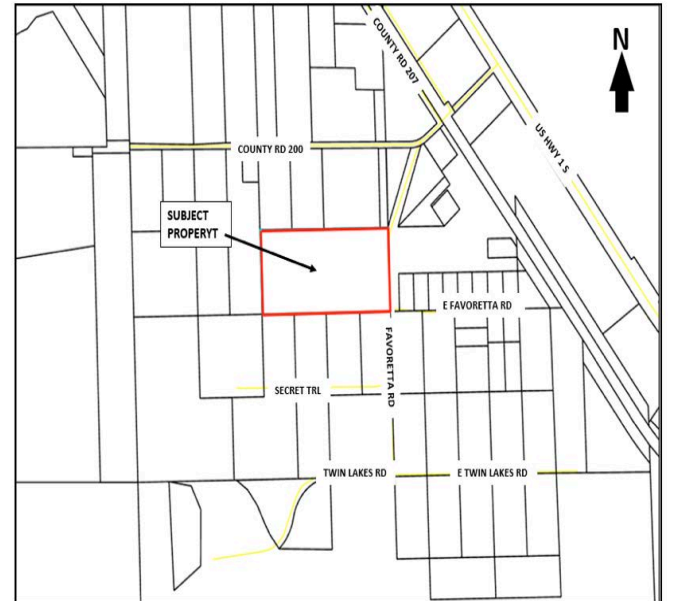
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 6th day of June 2023, for the purpose of hearing a request to change the Future Land Use from "Agriculture (AG)" to "Industrial (IND)", in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

### FLUMA 2023-10

**REQUESTING TO CHANGE THE FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN FOR 20+/- ACRES OF LAND, OWNED BY JAM 2018 LLC, LOCATED AT 379 COUNTY ROAD 200 FROM "AGRICULTURE (AG)" TO "INDUSTRIAL (IND)" FUTURE LAND USE DESIGNATION.**

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

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



May 25, 2023 23-00118F



Email your Legal Notice  
[legal@palmcoastobserver.com](mailto:legal@palmcoastobserver.com)

## FIRST INSERTION

### NOTICE OF FORFEITURE

\$1,568.00 USD was seized for forfeiture by the Flagler County Sheriff's Office on March 27, 2023.

The item(s) was seized at or near US Highway 1 / Karat Path, Palm Coast, FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 0000575 in the 7th Circuit Court.

May 18, 25, 2023 23-00108F

## FIRST INSERTION

### NOTICE OF PUBLIC SALE

Go Store It 4601 E Moody Blvd A7 Bunnell, FL 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, Paul Stout #270, Sarah Zirkle #171 containing household and other goods will be sold for cash on 6/9/23 at 2:00pm. With the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at [www.storagetreasures.com](http://www.storagetreasures.com)

May 18, 25, 2023 23-00115F

## 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 Garrett Internal Medicine located at 50 Leanni Way, A3-4, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of May, 2023  
Patrick Garrett  
May 18, 2023 23-000116F

## 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 Environmental Health Consulting located at 20 Woodston Lane, 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 11th day of May, 2023  
Monica Baigorri  
May 18, 2023 23-000113F

## 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 Mouse Solution Store located at 1 Zerington Ct, 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 15th day of May, 2023  
Gabriel Gonzalez  
May 18, 2023 23-000120F

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION**  
CASE NO: 2022 CP 000717  
IN RE: ESTATE OF DENNIS LEE ST. LAWRENCE Deceased.

The administration of the estate of DENNIS LEE ST. LAWRENCE, deceased, whose date of death is July 26th, 2022, probate file number 2022 CP 000717, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd., Bldg 1, Bunnell, FL 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The estate is testate and the date of the Will is August 31st, 2018.

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

That any interested person on whom the notice is served who challenges the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of the court is required to file any objections with the court in the manner provided in the Florida Probate Rules within the time required by law or those objections are forever barred;

That interested persons are required to file with the court any objection by an interested person on whom the notice was served that challenges the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of the court within 3 months after the date of service of a copy of the notice of administration on the objecting person.

That 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;

That a surviving spouse seeking an elective share must file an election to take elective share within the time provided by law.

That all creditors of the decedent and other persons having claims or demands against decedent's estate must file claims against the Estate with the Court within the time periods provided by law and set forth in Sections 733.702 and 733.710, Florida Statutes, or be forever barred.

The date of first publication of this Notice is May 11th, 2023.

**Personal Representative**  
**LINDA A. THOMAS**  
aka LYNN A. THOMAS  
Attorney for Personal Representative  
Thomas W. Collier, Jr. Esq.  
Florida Bar No. 0978711  
120 S. Woodland Blvd., Suite 200  
DeLand, FL 32720  
Tel. and Fax: (386) 740-1887  
Attorney for Linda A. Thomas  
aka Lynn A. Thomas  
May 11, 18, 2023 23-00070G

### SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION**  
File No. 2023 CP 161  
Division 48  
IN RE: ESTATE OF ALBERT JOHN BROGAN Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Albert John Brogan, deceased, File Number 2023 CP 161, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was September 15, 2022; that the total value of the estate is \$33,458.93 and that the names and addresses of those to whom it has been assigned by such order are:

Name Elizabeth B. Lake, Trustee of the Albert John Brogan and Margaret Brogan Joint Living Trust dated March 6, 1997; Address 48 St. Andrews St. Palm Coast, Florida 32137

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

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

The date of first publication of this Notice is May 11, 2023.

**Person Giving Notice:**  
**/s/ Elizabeth B. Lake**  
**Elizabeth B. Lake**  
48 St Andrews Ct  
Palm Coast, Florida 32164  
Attorney for Person Giving Notice  
**/s/ Diane A. Vidal**  
Diane A. Vidal, Attorney  
Florida Bar Number: 1008324  
CHIUMUTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: DVIDal@legalteamforlife.com  
Secondary E-Mail:  
Proserv@legalteamforlife.com  
May 11, 18, 2023 23-00069G

### SECOND INSERTION

### NOTICE OF PUBLIC SALE

Notice is hereby given that Storage Central will sell the contents of the following self-storage units for cash to satisfy rental lien in accordance with the Florida Self-Storage Facility Act. Lien sale to be held online starting May 18th, 2023, at 11:00 am. Viewing & bidding will only be available online at [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM). Units are believed to contain household goods, unless otherwise listed.

UNIT 527 Tanya Morgan  
Storage Central  
8325 US Hwy 1 S.  
Bunnell, FL 32110  
386-898-0004  
May 11, 18, 2023 23-00095F

## FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.**

**CASE No. 2023 30881 CICI REVERSE MORTGAGE FUNDING LLC, Plaintiff vs. JOHN A. ESTES AKA JOHN ARTHUR ESTES, et al., Defendants**

**TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN A. ESTES AKA JOHN ARTHUR ESTES, DECEASED**  
840 CENTER AVENUE #80  
HOLLY HILL, FL 32117

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

UNIT 80, OF HOLLY SQUARE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1752, PAGE 315, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2434, PAGE 1978, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in the Business Observer, on or before JUN 26 2023, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

**IMPORTANT**  
In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT ADMINISTRATOR, SUITE 300, 125 E ORANGE AVENUE, DAYTONA BEACH, FL 32114, 386-257-6096. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

**WITNESS MY HAND AND SEAL OF SAID COURT** on this 11 day of May 2023.  
LAURA E. ROTH  
As Clerk of said Court  
By: /s/ Jennifer M. Hamilton  
As Deputy Clerk  
Greenspoon Marder, LLP  
Default Department  
Attorneys for Plaintiff,  
Trade Centre South, Suite 700,  
100 West Cypress Creek Road,  
Fort Lauderdale, FL 33309  
(58341.1448)  
May 18, 25, 2023 23-00087I

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**  
File No. 2023 10975 PRDL  
Division: 10  
IN RE: ESTATE OF HARLAN PALMER HOVE, aka HARLAN HOVE Deceased.

The administration of the estate of HARLAN PALMER HOVE, also known as HARLAN HOVE, deceased, whose date of death was February 2, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 18, 2023.

Signed on this day of, 5/16/2023.

**CHRISTOPHER H. HOVE**  
**Personal Representative**  
3611 Elmwood Dr.,  
Alexandria, VA 22303  
Heidi S. Webb  
Attorney for Personal Representative  
Florida Bar No. 73958  
Law Office of Heidi S. Webb  
140 South Beach Street, Ste. 310  
Daytona Beach, FL 32114  
Telephone: (386) 257-3332  
Email: heidi@heidwebb.com  
May 18, 25, 2023 23-00088I

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 6/2/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 BROA HS 16J0P2S3506 Last Tenants: THE ESTATE OF KENNETH NORRIS, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF KENNETH NORRIS AND UNKNOWN PARTY IN POSSESSION & KENNETH ERIC NORRIS. Sale to be at LEGACY HCE LLC DBA HIGHLAND COUNTRY ESTATES MHC, 830 NORTH HIGHWAY, DEBARY, FL 32713. 813-241-8269.

May 18, 25, 2023 23-00066V

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 6/2/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 HACI HS FH25924PKD3108A & FH25924PKD3108B Last Tenants: BRUCE KRUEGER, ESTATE OF BRUCE KRUEGER AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF BRUCE KRUEGER. Sale to be at CSI081 MAPLEWOOD ESTATES MHC DST DBA MAPLEWOOD ESTATES, 1000 CHAMBERLIN BLVD, PORT ORANGE, FL 32127. 813-241-8269.

May 18, 25, 2023 23-00065V

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 5/26/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 CHAL HS FC34324S-L1814A & FC34324S-L1814B Last Tenants: LISA HALLEY, ROBERT LEE MYERS, JR., AND ROBIN LEE MYERS and all unknown parties beneficiaries heirs. Sale to be at LGC LAKEVIEW ESTATES MOBILE HOME PARK, 918 REED CANAL ROAD, SOUTH DAYTONA, FL 32119. 813-241-8269.

May 11, 18, 2023 23-00061V

### SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 5/26/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 CHAL HS FC34324S-L1814A & FC34324S-L1814B Last Tenants: LISA HALLEY, ROBERT LEE MYERS, JR., AND ROBIN LEE MYERS and all unknown parties beneficiaries heirs. Sale to be at LGC LAKEVIEW ESTATES MOBILE HOME PARK, 918 REED CANAL ROAD, SOUTH DAYTONA, FL 32119. 813-241-8269.

May 11, 18, 2023 23-00061V

# VOLUSIA COUNTY LEGAL NOTICES

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**  
File No. 2023-10941-PRDL  
Division 10  
IN RE: ESATE OF MYRON GREENBERG Deceased.

The administration of the estate of Myron Greenberg, deceased, whose date of death was May 26, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 11, 2023.

**Personal Representative:**  
**Beverly Roberta Greenberg**  
3011 Glin Circle  
Ormond Beach, Florida 32174  
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@upchuchlaw.com  
2nd Email:  
clutes@upchuchlaw.com  
May 11, 18, 2023 23-00086I



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