

REAL ESTATE

ORMOND BEACH

House in Ormond-by-the-Sea tops sales list

A house in Ormond-by-the-Sea was the top real estate transaction for April 16-22 in Ormond Beach and Ormond-by-the-Sea. Robert and Nannine Dahlen, of Holly Hill, sold 3384 John Anderson Drive to Randall and Cynthia Keen, of Ormond Beach, for \$1,090,000. Built in 1991, the house is a 3/2.5 and has a boat house, a boat dock, a fireplace and 2,889 square feet. It sold in 2000 for \$590,000.

ALEXIS MILLER
CONTRIBUTING WRITER

Condos
William Scott Wickline and Judith Ann Wickline, of Ormond Beach, sold 2220 Ocean Shore Blvd., Unit 503A, to Allen and Kathy Roberts, of Zellwood, for \$485,000. Built in 1981, the condo is a 2/2 and has 1,150 square feet. It sold in 2022 for \$425,000.

ORMOND BEACH
Chelsea Place James Solomon and Rona Fingold, of Las Vegas, Nevada,

sold 249 Chelsea Place Ave. to Harry Truman Aubin and Yoonjung Chun, of Ormond Beach, for \$680,000. Built in 2007, the house is a 5/2.5 and has a pool and 2,937 square feet. It sold in 2007 for \$120,000.

Country Acres
Paul and Tracey Shearman, of Ormond Beach, sold 236 Rodeo Road to Marc and Regina Marcotte, as trustees, for \$700,000. Built in 2004, the house is a 4/3.5 with a pool, dock, fireplace and 4,022 square feet. It sold in 2020 for \$525,000.

Halifax Plantation
D.R. Horton, Inc., of Orlando, sold 2783 Portadown Street to Paul Robert Bertran, Jr., of Ormond Beach, for \$346,200. Built in 2022, the house is a 3/2 and has 1,504 square feet.

D.R. Horton, Inc., of Orlando, sold 2785 Portadown Street to Pamela McDaniel and Raymond Taylor Cardwell, of Ormond Beach, for \$338,000. Built in 2022, the house is a 2/2 and has 1,614 square feet.

D.R. Horton, Inc., of Orlando, sold 2761 Portadown Street to Michael Gerard Conway and Jean Harry Conway, of Ormond Beach, for \$330,000. Built in 2022, the house is a 3/2 and has 1,504 square feet.

Melrose
Gina Pauze and Bertram Diaz, of Port Orange, sold 45 Central Ave. to Sunny Dog D LLC, of St. Augustine, for \$305,000. Built in 1994, the house is a 3/3 and has 2,166 square feet. It sold in 1997 for \$132,000.

Not in a subdivision
George Harry Manning and William Manning, of South Daytona, sold 146 Magnolia Drive to Christian and Katherine Porter, of Ormond Beach, for \$342,000. Built in 1954, the house is a 3/2 and has a fireplace and 1,445 square feet. It sold in 2017 for \$145,800.

Jonathan Merwin, of Ormond Beach, sold 105 Dianne Drive to David and Lynne Zimmerman, of

Ormond Beach, for \$507,000. Built in 1975, the house is a 4/2 and has 1,860 square feet. It sold in 2015 for \$282,000.

New Britain
Carl D'Onofrio Jr. and Brianna D'Onofrio, of Ormond Beach, sold 21 Chippingwood Lane to James and Lisa Majewski, of Lake Tomahawk, Wisconsin, for \$240,000. Built in 1979, the house is a 2/2.5 and has 1,386 square feet. It sold in 1987 for \$65,000.

Ocean Village
Daniel Lawrence Weber and Marcus Eugene Wolff, of Daytona Beach Shores, sold 601 Robin Road, Unit A, to Jana Simmons, of Ormond Beach, for \$215,000. Built in 1947, the house is a 1/1 and has 504 square feet. It sold in 2022 for \$150,000.

Ormond Terrace
Michael and Sarah Hanks, of Ormond Beach, sold 630 Andrews Street to Mark Atwood, Stacy Ann Atwood and Marilyn Joyce Atwood, of Ormond Beach, for \$480,000. Built in 1976, the house is a 4/3 and has a fireplace and 2,406 square feet. It sold in 2016 for \$251,500.

Pineland
Paul Robert Bertram, Jr., of Ormond Beach, sold 274 Sandoval Drive to Steven and Elexus Stewart, of Ormond Beach, for \$360,000. Built in 2020, the house is a 4/2 and has 1,846 square feet. It sold in 2020 for \$280,500.

Tomoka Estates
Carolyn Hixon, of Ormond Beach, sold 1096 Shockney Drive to Timothy Lott, of Dundee, Michigan, for \$438,000. Built in 1976, the house is a 3/2 and has a fireplace, a boat dock and 1,780 square feet. It sold in 2000 for \$138,500.

Tomoka Oaks
Roberto and Laidys Roque, of Fort Lauderdale, sold 82 N. St. Andrews Drive to Thierry Christian Romain and Jean Marie Romain, of Ormond Beach, for \$725,000. Built in 1970, the house is a 5/4.5 and has a pool, a fireplace and 4,075 square feet. It sold in 2017 for \$395,000.

RESIDENTIAL REAL ESTATE TRANSACTIONS APR. 16 - APR. 22

Tymer Creek
William Hegarty and Molly Cunningham, as trustees, sold 170 Fox Glen Court to Brandon Schumacker, of Ormond Beach, for \$287,300. Built in 1979, the house is a 2/2 and has a fireplace and 1,260 square feet of living space. It sold in 2002 for \$112,900.

ORMOND-BY-THE-SEA
Pamela Gentile, as trustee, sold 2261 John Anderson Drive to Sarah Dodge, of Ormond Beach, for \$375,000. Built in 1972, the house is a 3/2 and has 1,629 square feet. It sold in 1989 for \$110,000.

Oliver and Diane Simeth, of Port Orange, sold 25 San Jose Drive to Joanne Gauthier, of Middleton, New Hampshire, for \$450,000. Built in 1961, the house is a 2/1 and has 1,123 square feet. It sold in 2018 for \$221,000.

Stephen and Lynn LeClaire, of Ormond Beach, sold 41 Beechwood Drive to Melissa Lea Ahorice and Darren Michael Rice, of Port Orange, for \$365,000. Built in 1957, the house is a 2/1 and has 1,015 square feet. It sold in 2016 for \$161,000.

Daniel and Reina Giaimo, of Ormond Beach, sold 48 Sea-side Drive to Casey Ferguson, of Ormond Beach, for \$370,000. Built in 1959, the house is a 2/1 and has 944 square feet. It sold in 2014 for \$143,500.

Encore Real Estate Investments LLC, and Michael Dudley, of Orlando, sold 39 Tropical Drive to Brent and Margo Feaser, of Longwood, for \$325,000. Built in 1957, the house is a 2/1 and has 924 square feet. It sold in 2022 for \$225,000.

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



The house at 3384 John Anderson Drive has 2,889 square feet of living space.

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

PUBLIC NOTICES

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

THURSDAY, JUNE 1, 2023

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 We Sell Restaurants Daytona located at 19 Sand Wedge Lane, 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 May, 2023
Brittney Gates
June 1, 2023 23-000134F

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
Notice Is Herely Given that Saroj K Kasturi, 10 Florida Park Dr. N, Ste D, Palm Coast, FL 32137, desiring to engage in business under the fictitious name of Gratium Wealth Planning, with its principal place of business in the State of Florida in the County of Flagler, will file an Application for Registration of Fictitious Name with the Florida Department of State.
Dated this 30th day of May, 2023
Saroj K. Kasturi
June 1, 2023 23-000135F

FIRST INSERTION
NOTICE OF DISPOSAL OF FOUND PROPERTY BY FLAGLER BEACH POLICE DEPARTMENT
Florida State Statue Chapter 705 requires law enforcement agencies to publish notice of the intended disposition of found property. The following property was submitted to the Flagler Beach Police Department on May 24, 2023. Any person wishing to claim said property must contact the police department prior to August 24, 2023. Unclaimed property will be retained by the police department, transferred to charities, sold at public auction, turned over to the finder, or destroyed. Persons inquiring about lost or found property may call FBPD Property & Evidence Section at 386-517-2020, Monday thru Friday between 8:00 am and 4:00 pm. US Currency, case # 2023-10766
June 1, 8, 2023 23-000132F

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 000481
FIFTH THIRD BANK N.A., Plaintiff, vs. INES ESTRADA, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2023, and entered in 2022 CA 000481 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein FIFTH THIRD BANK N.A. is the Plaintiff and INES ESTRADA 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 June 30, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 12, OF BLOCK 57, PALM COAST, MAP OF WYNNFIELD, SECTION 23, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGE 23 THROUGH 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Property Address: 6 WHEELING LANE, PALM COAST, FL 32164
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 23 day of May, 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: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-038002 - RyC
June 1, 8, 2023 23-00077G

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No.: 2023 CP 000167
Division Probate
IN RE: ESTATE OF ALAN D. WHELPLEY Deceased.
The administration of the estate of ALAN D. WHELPLEY, deceased, whose date of death was November 18, 2022, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is King C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file 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 June 1, 2023.
Personal Representative:
Blair M. Huffman,
Personal Representative
6010 Conley Ct.
The Villages, Florida 32163
Attorney for Personal Representative:
JOHN P. CULLEM, ESQUIRE
Attorney for Personal Representative
Florida Bar Number: 342701
2519 N. McMullen Booth Rd., Ste 510-343
Clearwater, FL 33761
Telephone: (727) 557-6669
Fax: None
E-Mail: john.cullem@attysecure.com
Secondary E-Mail: None
June 1, 8, 2023 23-00076G

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT FLAGLER COUNTY FLORIDA PROBATE DIVISION
File No. 2023-CP-237
IN RE: ESTATE OF EUGENE JOSEPH HEANEY, JR. a/k/a EUGENE JOSEPH HEANEY, Deceased.
The administration of the estate of Eugene Joseph Heaney, Jr. a/k/a Eugene Joseph Heaney, deceased, whose date of death was May 21, 2021, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file 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 June 1, 2023.
Personal Representative:
/s/ Michelle Cooper
2053 Monica Avenue
Spring Hill, Florida 34609
Attorney for Personal Representative:
/s/ SEAN E. HENGESBACH, ESQUIRE
Florida Bar Number: 0491551
Hengesbach & Hengesbach, P.A.
5438 Spring Hill Drive
Spring Hill, Florida 34606
Telephone: (352) 683-1963
Fax: (352) 683-3847
E-Mail: sean@naturecoastlaw.com
Secondary E-Mail: debora@hengesbachlaw.com
File No. 2742
June 1, 8, 2023 23-00075G

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 7:00 PM on the 12th day of June 2023, for the purpose of Second and Final Reading for Ordinance 2023-10, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.
ORDINANCE 2023-10
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING PART II, CHAPTER 50 REGARDING SOLID WASTE, OF THE CODE OF ORDINANCES OF THE CITY OF BUNNELL, PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.
ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.
NOTICE: If a person decides to appeal any decision made by the 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)
June 1, 2023 23-00097F

FIRST INSERTION
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809).
The undersigned will sell at public sale by competitive bidding on **THURSDAY JUNE 22, 2023, at 12PM on Lockerfox.com**, Where said property is stored at: **iStorage Bunnell, 2303 N State St, Bunnell, FL 32110**
Name: Unit # Contents
Christina Lee A012 Desk, Garden tools, Boxes
Christina Lee C055 Fish tank, Jewelry Box, Smoker
Purchases must be paid for at the time of purchase by cash only. All purchased items are sold as is, where is, and must be removed at the time of the sale. Sale is subject to cancellation if settlement between the owner and obligated party is settled.
Bunnell iStorage
2303 N State St
Bunnell, FL 32110
June 1, 8, 2023 23-00123F

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 Ahava Health Co. located at 1062 Beech 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 May, 2023
Jennifer Vannoy
June 1, 2023 23-000133F



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

FLAGLER COUNTY LEGAL NOTICES

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SUSPENSION

To: Jacob M. Perry
 Case No: CD202300056/D 3109829
 A Notice of Suspension to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

May 25, June 1, 8, 15, 2023 23-00122F

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, 7TH JUDICIAL CIRCUIT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP000269
Division Probate
IN RE: ESTATE OF SAMUEL SCOTT MCKENNEY III, Deceased.

The administration of the estate of Samuel Scott McKenney III, deceased, whose date of death was January 31, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file 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 25, 2023.
Personal Representative:
Karen Carlsen McKenney
 85 Avenue De La Mer
 APT. No. 303
 Palm Coast, FL 32137
 Attorney for Personal Representative:
 David J. DelFiandra
 E-Mail Addresses:
 ddfiandra@leechtishman.com
 lsilva@leechtishman.com
 Florida Bar No. 1008025
 Leech Tishman Fuscald & Lampl, LLC
 525 William Penn Place, 28th Floor
 Pittsburgh, PA 15219
 Telephone: (412) 261-1600
 May 25; June 1, 2023 23-00073G

SECOND INSERTION

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No.: 2023-CA-0345
Division: 49

THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO: The State of Florida and the several taxpayers, property owners and citizens of The Landings Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of not to exceed \$37,365,000 aggregate principal amount of The Landings Community Development District (Flagler County, Florida) Special Assessment Revenue Bonds, or to be affected in any way thereby;

The above cause comes to be heard upon the Amended Complaint filed herein by The Landings Community Development District ("District") in the County of Flagler and State of Florida, seeking to determine the authority of said District to issue The Landings Community Development District (Flagler County, Florida)

Special Assessment Revenue Bonds, in an aggregate principal amount not to exceed \$36,365,000 (the "Bonds"), to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) the District has power to issue the Bonds and to incur the bonded debt as set forth in the Amended Complaint and has properly approved the issuance of the Bonds; (b) the proceedings essential to the Bonds, the Pledged Revenues (as defined in the Amended Complaint), including, without limitation, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution (as defined in the Amended Complaint) are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture (as defined in the Amended Complaint), the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; and (d) this Court grant such other relief as is just and appropriate. The aforesaid Amended Complaint having been presented to this Court, and this Court being fully advised in the premises:

IT IS ORDERED AND ADJUDGED that the State of Florida, through the State Attorney of the Seventh Judicial Circuit, in and for Flagler County, Florida, and the several taxpayers, property owners and citizens of The Landings Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, be and they are each required to show cause if any there be, before the Honorable Christopher A. France, Circuit Court Judge, on the 3rd day of August

2023 at 2:00 P.M. at the Flagler County Courthouse, 1769 E. Moody Blvd., Building 1, Bunnell, Florida 32110, why said Amended Complaint should not be granted and a final judgment entered by this Court as prayed for in said Amended Complaint.

AND IT IS FURTHER ORDERED AND ADJUDGED, that the Clerk of this Court be and he is hereby required to give notice of such hearing by publishing a copy of this Order in The Palm Coast Observer, a newspaper of general circulation of Flagler County, Florida, once each week for two (2) consecutive weeks prior to said 3rd day of August 2023, the first publication to be at least twenty (20) days prior to said date.

AND IT IS FURTHER ORDERED AND ADJUDGED, that by such publication of this Order, the State of Florida, and the several taxpayers, property owners and citizens of The Landings Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in The Landings Community Development District, or the taxable property therein, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Amended Complaint and personally served with process in this cause.

DONE AND ORDERED in Chambers at Bunnell, Flagler County, Florida, this day of, 2023.

5/17/2023 12:24 PM 2023 CA 000345 (SEAL) CHRISTOPHER A. FRANCE CIRCUIT COURT JUDGE e-Signed 5/17/2023 12:24 PM 2023 CA 000345

Vincent L. Sullivan, Esq.
 Chiumento Law
 145 City Place, Suite 301
 Palm Coast, Florida 32164
 District Counsel
 May 25; June 1, 2023 23-00072G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2019 CA 000699
WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PR2 TRUST, Plaintiff, vs. MARINA FRANCIS; UNKNOWN SPOUSE OF MARINA FRANCIS; HECTOR GALARCE; UNKNOWN SPOUSE OF HECTOR GALARCE; GABRIELA ALEJANDRA FRANCIS; UNKNOWN SPOUSE OF GABRIELA ALEJANDRA FRANCIS; ROBERT STUART COULTER; UNKNOWN SPOUSE OF ROBERT STUART COULTER; MATANZAS SHORES OWNER'S ASSOCIATION, INC.; LAKESIDE BY THE SEA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 5, 2023 and entered in Case No. 2019 CA 000699, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PR2 TRUST is Plaintiff and MARINA FRANCIS; UNKNOWN SPOUSE OF MARINA FRANCIS; HECTOR GALARCE; UNKNOWN SPOUSE OF HECTOR GALARCE; GABRIELA ALEJANDRA FRANCIS; UNKNOWN SPOUSE OF GABRIELA ALEJANDRA FRANCIS; ROBERT STUART COULTER; UNKNOWN SPOUSE OF ROBERT STUART COULTER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ; MATANZAS SHORES OWNERS ASSOCIATION,

INC.; LAKESIDE BY THE SEA HOMEOWNERS ASSOCIATION, INC.; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: www.flagler.realforeclose.com, at 11:00 A.M., on June 16, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 114, SUBDIVISION PLAT OF LAKESIDE AT MATANZAS SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 63, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. 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 before the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, FL 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 18th day of May 2023.
 Marc Granger, Esq.
 Bar. No.: 146870
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 17-00290 SPS
 May 25; June 1, 2023 23-00071G

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File Number: 2023 11099 PRDL
IN RE: THE ESTATE OF KATHLEENE L. EATON, Deceased.

The administration of the estate of Kathleene L. Eaton, deceased, whose date of death was March 18, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 June 1, 2023.
Personal Representative
Jeffery S. Eaton
 133 Harpers Ferry Drive
 Daytona Beach, FL 32119
 THE HINSON LAW FIRM, P.A.
 /s/ Kathryn E. Stanfill
 Matthew H. Hinson, Esq.
 Florida Bar No. 94017
 Kathryn E. Stanfill, Esq.
 Florida Bar No. 1002636
 300 West Adams St., Suite 500
 Jacksonville, FL 32202
 Phone: 904-527-1700
 Fax: 904-355-8088
 Matt@HinsonLawPA.com
 Kathryn@HinsonLawPA.com
 Attorney for Personal Representative
 June 1, 8, 2023 23-001031

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2023 10012 CIDL
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MELISSA HAMILTON A/K/A MELISSA LEIGH HAMILTON, DECEASED; Et Al., Defendant(s).

TO: SUSAN JEAN NELSON A/K/A SUSAN J. NELSON A/K/A SUSAN NELSON A/K/A SUSAN JEAN COY A/K/A SUSAN COY F/K/A SUSAN JEAN CINTRA F/K/A SUSAN CINTRA
 Last Known Address
 2721 Royal Palm Dr.
 Edgewater, FL 32141
 Current Residence is Unknown
 THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MELISSA HAMILTON A/K/A MELISSA LEIGH HAMILTON, DECEASED
 RESIDENCES UNKNOWN
 THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FERN J. HAMILTON A/K/A FERN JEANNIE HAMILTON F/K/A FERN J. WILSON, DECEASED
 RESIDENCES UNKNOWN

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOTS 10480 AND 10481, BLOCK 335, FLORIDA SHORES NO. 12, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 213, OF THE 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 it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose

address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallelegal.com, on or before June 26, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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 INFORMATION NUMBERS
 SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
 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. Comuniquese 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 INFORMACION JUDICIAL
 DATED ON May 12, 2023.

Laura E Roth
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ S. Yearby
 As Deputy Clerk
 Diaz Anselmo & Associates, P.A.
 Plaintiff's attorneys
 P.O. BOX 19519
 Fort Lauderdale, FL 33318
 (954) 564-0071
 answers@dallelegal.com
 1446-176698 / PR2
 June 1, 8, 2023 23-001021

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 10813 PRDL
Division: 10
IN RE: ESTATE OF THOMAS DEAN HITE, Deceased.

The administration of the estate of THOMAS DEAN HITE, deceased, whose date of death was February 13, 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: June 1, 2023.
 Signed on this day of, 5/24/2023.
JENNIFER HITE
Personal Representative
 4651 South Atlantic Ave., Unit 9105
 Ponce Inlet, FL 32127
 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
 June 1, 8, 2023 23-000991

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No.: 2023-10496-PRDL
IN RE: ESTATE OF CRAIG A. KENYON, Deceased.

The administration of the estate of Craig A. Kenyon, deceased, whose date of death was November 11, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. 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 June 1, 2023.
Personal Representative:
Ashley Kenyon
 1589 Burns Drive
 Clearwater, Florida 33764
 Attorney for Personal Representative:
 Elaine N. McGinnis
 Florida Bar Number: 725250
 324 N. Dale Mabry Highway, Suite 100
 Tampa, FL 33609
 Telephone: (813) 851-3380
 E-Mail: elaine@estatelawtampa.com
 June 1, 8, 2023 23-000971

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA SEVENTH JUDICIAL CIRCUIT PROBATE DIVISION
Case No.: 2023 11286 PRDL
Division: Probate
IN RE: ESTATE OF ROGER DALE WOMACK Deceased.

The administration of the estate of Roger Dale Womack, deceased, whose date of death was April 9, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. 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 June 1, 2023.
Personal Representative:
Casey Caine Womack
 1873 Faust Way
 Taylorsville Utah 84129
 Attorney for Personal Representative:
 Christine K Sahyers
 E-mail Addresses: csahyers@outlook.com, csahyers1@gmail.com
 Florida Bar No. 0108374
 Sahyers Firm LLC
 3577 Cardinal Point Drive
 Jacksonville, Florida 32257
 Telephone: 904-549-5754
 June 1, 8, 2023 23-000981

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VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-11007 PRDL
Division 10
IN RE: ESTATE OF
STEPHEN M. CULVER A/K/A
STEPHEN MICHAEL CULVER,
Deceased.

The administration of the estate of STEPHEN M. CULVER A/K/A STEPHEN MICHAEL CULVER, deceased, whose date of death was March 14, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. 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: June 1, 2023.

Signed on this 23rd day of May, 2023.
MICHAEL S. CULVER
Personal Representative
615 Magnolia Avenue
Holly Hill, FL 32117
ROBERT KIT KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 147787
ROBERT KIT KOREY, P. A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
Michele@koreylawpa.com
June 1, 8, 2023 23-001011

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-10474 PRDL
Division 10
IN RE: ESTATE OF
LYN ELLEN LACY A/K/A
LYN E. LACY A/K/A LYN LACY,
Deceased.

The administration of the estate of LYN ELLEN LACY A/K/A LYN E. LACY A/K/A LYN LACY, deceased, whose date of death was November 6, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. 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: June 1, 2023.

Signed on this 24th day of May, 2023.
RUTH ANN GRIM
Personal Representative
425 Wisteria Road
Daytona Beach, FL 32118
R. KEVIN KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 89108
ROBERT KIT KOREY, P. A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kevin@koreylawpa.com
Secondary Email:
Michele@koreylawpa.com
June 1, 8, 2023 23-001001



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Email your Legal Notice
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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 The Moon Talkers, located at 104 Horse-shoe Trail, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of May, 2023.
Jade Meqdad
May 30, 2023 23-00074V

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/16/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 BUDD HS 04611235H . Last Tenants: TIMOTHY VALENTINE STARON AKA TIMOTHY STARON and all unknown parties beneficiaries heirs . Sale to be at SL ORMOND MHC LLC, 1310 FLEMING AVENUE, ORMOND BEACH, FL 32174. 813-241-8269.

June 1, 8, 2023 23-00073V

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 NBLT HS N3671 . Last Tenants: MONROE THOMAS MCELROY and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.

June 1, 8, 2023 23-00072V

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Sandra Prevatt Perez will on 21st day of June 2023, at 10:00 a.m., on property at 220 Circle Drive, Lot #30, DeLand, Volusia County, Florida 32724, in Applegate MHC, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1972 VEGA
VIN #: 38V2FB111
Title #: 0005151526
And All Other Personal Property Therein

June 1, 8, 2023 23-00075V

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10591 PRDL
Division 10
IN RE: ESTATE OF
GRACE R. LAURO
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 GRACE R. LAURO, deceased, File Number 2023 10591 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was January 16, 2023; that the total value of the estate does not exceed \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address; Michele Miller-Runko, 11 Coddington Ct Howell, NJ 07731; Grace Lauro Declaration of Trust dated December 10, 1996, 11 Coddington Ct Howell, NJ 07731; Laura Barrett, 42 Hidden Stream Road Freehold, NJ 07728

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 25, 2023.

Personal Representative:
Peter Wasyk Koreniuk
1560 Miller Farm Road
Inman, South Carolina 29349
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
May 25, June 1, 2023 23-00093I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 13038 PRDL
Division 10
IN RE: ESTATE OF
ROLLIE GEORGE THOMAS
Deceased.

The administration of the estate of Rollie George Thomas, deceased, whose date of death was January 19, 2022, 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 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 25, 2023.

Personal Representative:
/s/ Dean Oberg
Dean L. Oberg
204 Oakwood Lane
Ovilla, Texas 75154
Attorney for Personal Representative:
/s/ Carl B. Zacharia
Carl B. Zacharia
Florida Bar Number: 50784
Zacharia Brown PC
111 W McMurray Road
McMurray, PA 15367
Telephone: (724) 942-6200
Fax: (724) 942-6202
E-Mail:
czacharia@pittsburghelderlaw.com
May 25, June 1, 2023 23-00089I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2023-11062-PRDL
Division: 10
IN RE: ESTATE OF
MARY ANN KORENIUK
a/k/a MARYANN KORENIUK
Deceased.

The administration of the estate of Mary Ann Koreniuk, deceased, whose date of death was February 22, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 25, 2023.

Personal Representative:
Peter Wasyk Koreniuk
1560 Miller Farm Road
Inman, South Carolina 29349
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
May 25, June 1, 2023 23-00093I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-10938 PRDL
Division 10
IN RE: ESTATE OF
FRANCE ROBERT OLENICK
A/K/A FRANCE OLENICK,
Deceased.

The administration of the estate of FRANCE ROBERT OLENICK A/K/A FRANCE OLENICK, deceased, whose date of death was February 28, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. 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 25, 2023.

Signed on this 23rd day of May, 2023.
KELLEY GAVRICK
Personal Representative
6221 Meyer Road
Woodridge, IL 60517
ROBERT KIT KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 147787
ROBERT KIT KOREY, P. A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
Michele@koreylawpa.com
May 25, June 1, 2023 23-00096I

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 BROA HS FL-FLIA026333680 . Last Tenants: JORGE R. HERRARA, ALAN KAPLAN, JOHN DOE, AND JANE DOE and all unknown parties beneficiaries heirs . Sale to be at MHC PICKWICK VILLAGE LLC, 4500 S CLYDE MORRIS BLVD, PORT ORANGE, FL 32129. 813-282-5925

May 25, June 1, 2023 23-00069V

SECOND INSERTION

NOTICE OF CLERK'S SALE
IN THE COUNTY COURT,
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR VOLUSIA COUNTY,
FLORIDA

CASE NO.: 2023-30281-COCI
CYPRESS HEAD MASTER
HOMEOWNER'S ASSOCIATION, INC.
Plaintiff, -vs.-
ROSS E. ARSENAULT, TRUSTEE OF
THE ROSS E. ARSENAULT TRUST
DATED MAY 30, 2009,
Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the May 12, 2023, Case Number 2023-30281-COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which CYPRESS HEAD MASTER HOMEOWNERS ASSOCIATION, INC, is the Plaintiff, and ROSS E. ARSENAULT, TRUSTEE OF THE ROSS E. ARSENAULT TRUST DATED MAY 30, 2009 is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the June 12, 2023 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure: Lot 12, Cypress Head Phase 1-A, according to the Map or Plat thereof as recorded in Map Book 44, page 36, Public Records of Volusia County, Florida

Parcel ID No. 633103000120
The physical street address of said property is: 6286 Paradise Island Court, Port Orange, FL 32128
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 within 60 days after the sale.

ATTENTION: PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.

DATED this 17th day of May, 2023.
ROBERT ROBINS, ESQUIRE
P.O. BOX 1649
DAYTONA BEACH, FL 32115
(386) 252-5212
(386) 252-5713 (FAX)
FLORIDA BAR NO.: 356026
RobertRobinsLaw@hotmail.com
ATTORNEY FOR: PLAINTIFF
May 25, June 1, 2023 23-00092I

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1975 SOWI HS 2885A & 2885B . Last Tenants: RONNIE DEAN LOCKLEAR and all unknown parties beneficiaries heirs . Sale to be at MHC PICKWICK VILLAGE LLC, 4500 S CLYDE MORRIS BLVD, PORT ORANGE, FL 32129. 813-282-5925.

May 25, June 1, 2023 23-00068V

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/30/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 SUNH HS 56FK-D12RSA3229. Last Tenants: PATRICIA LIBERTO and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA, FL 32119. 813-282-5925.

May 25, June 1, 2023 23-00067V

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2023-11000-PRDL
Division: 10
IN RE: ESTATE OF
DAVID KEVIN SHAW
Deceased.

The administration of the estate of David Kevin Shaw, deceased, whose date of death was March 24, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 25, 2023.

Personal Representative:
Jesse Lynch-Shaw
109 Carolyn Terrace
Daytona Beach Shores, Florida 32118
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
May 25, June 1, 2023 23-00094I

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2021 31621 CICI
U.S. BANK, NATIONAL ASSOCIATION
AS LEGAL TITLE TRUSTEE FOR
TRUMAN TITILE TRUST, S/
Plaintiff, vs.
THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF DELORES DAVIS-FURQAN A/K/A
DELORES D. FURQAN F/K/A
DELORES DEMERY DAVIS F/K/A
DELORES D. DAVIS F/K/A DELORES
DEMERY, DECEASED; GARRISON
LEONARD DAVIS A/K/A GARRISON
DAVIS A/K/A MUTAWALLY HISHAM
FURQAN; GARRIETTE DAVIS
SIDDIQI A/K/A GARRIETTE D.
SIDDIQI F/K/A GARRIETTE
DAVIS; MIDLAND FUNDING LLC;
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 May 5, 2023, and entered in Case No. 2021 31621 CICI of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITILE TRUST is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE

ESTATE OF DELORES DAVIS-FURQAN A/K/A DELORES D. FURQAN F/K/A DELORES DEMERY DAVIS F/K/A DELORES D. DAVIS F/K/A DELORES DEMERY, DECEASED; GARRISON LEONARD DAVIS A/K/A GARRISON DAVIS A/K/A MUTAWALLY HISHAM FURQAN; GARRIETTE DAVIS SIDDIQI A/K/A GARRIETTE D. SIDDIQI F/K/A GARRIETTE DAVIS; MIDLAND FUNDING LLC; 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 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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 ACCOMMODATIONS BY PERSONS WITH DISABILITIES

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/9/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1964 SKYL HS F55X2913 . Last Tenants: SAMUEL CONRAD MARTIN, ESTATE OF SAMUEL CONRAD MARTIN, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF SAMUEL CONRAD MARTIN. Sale to be at COLONIAL COLONY INC, DBA COLONIAL COLONY NORTH, 1100 EIGHTH STREET, DAYTONA BEACH, FL 32117. 813-241-8269.

May 25, June 1, 2023 23-00071V

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/9/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 JAMA HS 078460ALS102148 . Last Tenants: BRANDON PRICE, DANA HINES AND NATASHIA JONES and all unknown parties beneficiaries heirs . Sale to be at PARKWOOD MOBILEHOME PARK LLC AKA PARKWOOD MOBILE HOME COMMUNITY, AKA PARKWOOD MANUFACTURED HOME COMMUNITY, 4000 S NOVA RD, PORT ORANGE, FL 32127. 386-761-0411.

May 25, June 1, 2023