

REAL ESTATE

House in Halifax Plantation sells for over \$1 million

A house in Halifax Plantation was the top real estate transaction for May 7-13 in Ormond Beach and Ormond-by-the-Sea. Alex and Debra Mackiel, of Fort Worth, Texas, sold 1405 Lilly Anne Lane to Troy and Penny Berry, of Mount Lookout, West Virginia, for \$1,085,000. Built in 2021, the house is a 4/3.5 with a pool, hot tub, fireplace, outdoor kitchen and 3,270 square feet.

ALEXIS MILLER
CONTRIBUTING WRITER

ORMOND BEACH

Breakaway Trails

Roderick and Sheila Gammon, of Daytona Beach, sold 12 Tomoka Cove Way to Rebecca and Michael Focht, of Ormond Beach, for \$890,000. Built in 1999, the house is a 4/3.5 and has a fireplace, a pool and 3,846 square feet.

Charles Square

Cody and Hannah Wilson, of New Smyrna Beach, sold 14 Charleston Square to Anna Boyko and Maksim Platonov, of Ormond Beach, for \$422,000. Built in 1985, the house is a 3/2 and has a pool, a hot tub and 1,525 square feet. It sold in 2020 for \$275,000.

Fox Hollow

Richard Vowles and Ryan White, of Jacksonville, sold 5 Springer Court to William Jerome Kidd and Neva Jayne Kidd, of Ormond Beach, for \$349,000. Built in 1987, the house is a 3/2 and has a fireplace and 1,888 square feet. It sold in 2008 for \$185,929.

Halifax Plantation

Phillip MacIntyre, of Merritt Island, Robert MacIntyre, of Ormond Beach, and Jodi Williams,

of Ormond Beach, sold 3247 Galty Circle to Elizabeth Ann Lockmiller and John Harold Lockmiller, as trustees, for \$425,000. Built in 2002, the house is a 3/2 and has a fireplace and 2,088 square feet.

Daniel and Debra Skidmore, of Ormond Beach, sold 3241 Tralee Drive to Jerry Hartsock and Carole Evans, of Ormond Beach, for \$475,000. Built in 2015, the house is a 3/2 and has 1,919 square feet. It sold in 2016 for \$259,000.

Hunters Ridge

Brian and Margaret Dawson, of Anderson, South Carolina, sold 91 Foxcroft Run to Donald and Theresa Bertch, of Ormond Beach, for \$1,000,000. Built in 2007, the house is a 4/3.5 and has a fireplace, a pool, a hot tub and 4,158 square feet. It sold in 2010 for \$440,000.

Lauderdale

DFV IRA, LLC, of Daytona Beach, sold 80 Country Club Drive to Domain Homes, Inc., of Tampa, for \$795,000. Built in 1958, the house is a 3/3 and has 2,197 square feet. It sold in 2020 for \$425,000.

Northbrook

Jennifer Lynn Mollo and Kristin Marie Butrico, of Ormond Beach,

sold 2 Boxwood Court to Debra and Michael Trotter, of Ormond Beach, for \$410,000. Built in 1979, the house is a 3/2 and has a fireplace, a pool and 1,623 square feet. It sold in 2019 for \$220,000.

Not in a subdivision

Dawn Marie Shore, of Daytona Beach, sold 828 Fleming Ave. to Chertisa LLC, of Ormond Beach, for \$82,900. Built in 1970, the house is a 2/1 and has 672 square feet. It sold in 2018 for \$51,000.

Ormond Lakes

Joanna Sovern Martin, as trustee, sold 38 Lakebluff Drive to Amy and Bruce McCandless, of Ormond Beach, for \$474,900. Built in 2002, the house is a 4/2 and has 2,221 square feet. It sold in 2002 for \$223,700.

Ormond Terrace

Annetta Wolohan, of Monrovia, Indiana, sold 156 Cumberland Ave. to Joanne Bowlus, of Ormond Beach, for \$323,000. Built in 2005, the house is a 3/2 and has 1,457 square feet. It sold in 2005 for \$239,900.

Riverbend Acres

Joanne Bowlus and Rodney Lane, of Ormond Beach, sold 216 Riverbend Road to Matthew and Tara Pittman, of Ormond Beach, for \$600,000. Built in 1984, the house is a 3/2 with a fireplace, pool and 2,131 square

feet. It sold in 2019 for \$330,000.

Tomoka Estates

Kevin and Tracey McLaughlin, of Racine, Wisconsin, sold 1179 Roberts St. to Susan Marie McCrary, of Ormond Beach, for \$465,000. Built in 1978, the house is a 3/3 and has a fireplace and 1,845 square feet. It sold in 2015 for \$178,000.

Tomoka Oaks

Terri Ann Hauser, of Newland, North Carolina, sold 117 River Bluff Drive to Daniel and Elizabeth Kuras, of Ormond Beach, for \$420,000. Built in 1979, the house is a 3/2 and has a fireplace and 1,944 square feet. It sold in 1990 for \$129,900.

The Trails

Nelson and Harold Acosta, of Spring Hill, sold 31 Rio Pinar Trail to Miles and Kathryn Wilson, of Ormond Beach, for \$365,000. Built in 1978, the house is a 2/2.5 and has a fireplace and 2,143 square feet. It sold in 2004 for \$175,000.

Trails North Forty

Linda Mentzera, of Middletown, Pennsylvania, sold 28 Big Buck Trail to Gina Billups, of Ormond Beach, for \$315,000. Built in 2001, the house is a 2/2 and has 1,746 square feet. It sold in 2017 for \$193,500.

ORMOND BY THE SEA

John LaSalle, of Palm Coast, sold 43 Capistrano Drive to Home Away

RESIDENTIAL REAL ESTATE TRANSACTIONS MAY 7 - MAY 13

Investments and Services LLC, of Ormond Beach, for \$328,000. Built in 1984, the house is a 3/2 and has 1,715 square feet.

William Allen Acton, of St. Augustine, sold 7 Dunes Circle to Steven and Chelsey Lockhart, of Ormond Beach, for \$550,000. Built in 1964, the house is a 4/3 and has a fireplace and 2,510 square feet. It sold in 2020 for \$389,000.

STU Fish Properties Investments LLC, of Ormond Beach, sold 26 Palm Drive to Anthony John Ufolla, Jr. and Monica Lynn Ufolla, of Ormond Beach, for \$419,000. Built in 1955, the house is a 2/1.5 and has 940 square feet. It sold in 2021 for \$305,000.

Robert Kolodziejski, of Debary, sold 4 Seaside Drive to Matthew Valdez and Tara Gallahan, of Stafford, Virginia, for \$412,000. Built in 1957, the house is a 2/1 and has 1,167 square feet. It sold in 2020 for \$201,000.

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



The house at 1405 Lilly Anne Lane has 3,270 square feet of living space.

Photo courtesy of Adams Cameron and Co. realtors

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

PUBLIC NOTICES

THURSDAY, JUNE 22, 2023

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE 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 July 2023, for the purpose of hearing a request to rezone the subject property from Flagler County "C-1, Neighborhood Commercial" to City of Bunnell "B-1, Business District", in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ZMA 2023-03

REQUESTING TO CHANGE THE OFFICIAL ZONING MAP IN THE CITY OF BUNNELL FOR 0.51+/- ACRES OF LAND, OWNED BY COASTAL COLLECTIONS LLC, LOCATED AT 1138 COUNTY ROAD 305 FROM FLAGLER COUNTY "C-1, NEIGHBORHOOD COMMERCIAL" TO CITY OF BUNNELL "B-1, BUSINESS DISTRICT".

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

NOTICE: If a person decides to appeal any decision made by the 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)

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 July 2023, for the purpose of hearing a request to change the Future Land Use from Flagler County "Mixed Use: Low Intensity" to City of Bunnell "Commercial-Medium (COM-M)", in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

FLUMA 2023-03

REQUESTING TO CHANGE THE FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN FOR 0.51+/- ACRES OF LAND, OWNED BY COASTAL COLLECTIONS LLC, LOCATED AT 1138 COUNTY ROAD 305 FROM FLAGLER COUNTY "MIXED USE: LOW INTENSITY" TO CITY OF BUNNELL "COMMERCIAL-MEDIUM" FUTURE LAND USE DESIGNATION.

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

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FIRST INSERTION

TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Tomoka Community Development District ("District") will hold a public hearing on July 11, 2023 at 10:00 a.m. at Hampton Inn & Suites Palm Coast (150 Flagler Plaza Drive, Palm Coast, FL 32137 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://tomokaadd.com>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Venessa Ripoll
District Manager

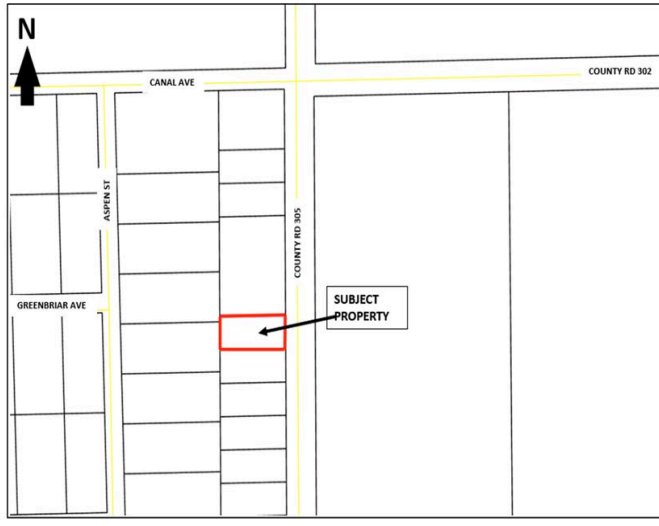
June 22, 29, 2023

23-00151F



June 22, 2023

23-000138F



June 22, 2023

23-000139F



SAVE TIME
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legal@palmcoastobserver.com



SAVE TIME
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FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File # 2023 CP 350
IN RE: THE ESTATE OF BERNADETTE E. BLASZKA
Deceased.

The administration of the Estate of Bernadette E. Blaszka Deceased, whose date of death was February 27, 2023 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, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate 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 DATE OF 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 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 SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication of this notice is June 22, 2023.

/s/ Stacy Geiger
STACY GEIGER, ESQ.
Florida Bar Number: 0015711
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
stacygeigeresq@yahoo.com
hilary.geigerlaw@gmail.com
June 22, 29, 2023

23-00084G

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET: AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING
Upcoming Public Hearing and Regular Meeting

The Board of Supervisors ("Board") of the Town Center at Palm Coast Community Development District ("the District") will hold a Public Hearing on Friday, July 21, 2023 at 10:00 a.m., at Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, FL 32164. The purpose of the Public Hearing will be held pursuant to Chapter 190, Florida Statutes, to hear comments and objections on the adoption of the budgets of the District for Fiscal Year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular Board meeting of the District will also be held at that time at which the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained at the Office of the District Manager, Inframark Community Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at www.towncenteratpalmcoast.org at least two (2) days before the Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and meeting may be continued to a date, time, and location to be specified on the record at the Hearing or meeting without additional publication of notice.

Description of Assessments
The District imposes special assessments on your property, the purpose of which is to fund the District's general administrative and maintenance budget, and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. The budget is adopted each year after consideration by the Board and after a public hearing. This year the District will be collecting the assessments for operations and maintenance and debt service on the Flagler County Tax Bill. All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement in accordance with their use. Platted residential lots are considered to contain one (1) residential unit. Unplatted residential lands and non-residential lands including commercial lands are assigned units in accordance with the District's assessment methodology on file at the offices of the District Manager. The table below contains the proposed assessment rate for each of the different product types within the District.

Product	General Fund			Debt Service			Total Assessments		
	FY 2024 Fund	FY 2023 Fund	Percent Change	FY 2024 Fund	FY 2023 Fund	Percent Change	FY 2024 Fund	FY 2023 Fund	Percent Change
Residential Office	\$262.47	\$262.47	0.0%	\$381.07	\$381.07	0.0%	\$643.54	\$643.54	0.0%
Retail	\$164.04	\$164.04	0.0%	\$238.17	\$238.17	0.0%	\$402.22	\$402.21	0.0%
Assisted Living	\$196.85	\$196.85	0.0%	\$285.81	\$285.81	0.0%	\$482.66	\$482.66	0.0%
Non-Retail Comm	\$65.62	\$65.62	0.0%	\$95.27	\$95.27	0.0%	\$160.89	\$160.89	0.0%
	\$131.24	\$131.23	0.0%	\$190.54	\$190.54	0.0%	\$321.77	\$321.77	0.0%

Product	Tax Collector		Direct Billed		Total	Total	Prepaid	EAU	Total
	GF Units	DS Units	GF Units	DS Units	O&M Units	DS Units	Units	FACTOR	EAU's
Residential Office (1)	2879.461	1762.622	0.000	0.000	2879.461	2760.622	998.000	2.0	5,758.92
Retail (1)	1278.441	1155.263	0.000	0.000	1278.441	1170.263	0.000	1.25	1598.05
Assisted Living	1511.654	1322.774	0.000	0.000	1511.654	1420.274	112.500	1.50	2,267.48
Non-Retail Comm	407.000	397.060	0.000	0.000	407.000	397.060	0.000	0.50	203.50
	763.721	685.801	0.000	0.000	763.721	685.801	0.000	1.00	763.72
	6840.277	5323.521	0.000	0.000	6840.277	6434.021	1110.500		10,591.68

The assessment against each parcel is the total of the units in each parcel multiplied by per unit assessments. The District expects to collect no more than \$ 1,390,005 in gross revenue as a result of the operations and maintenance assessment, and \$ 1,493,394 in gross revenue as a result of the debt service assessment.

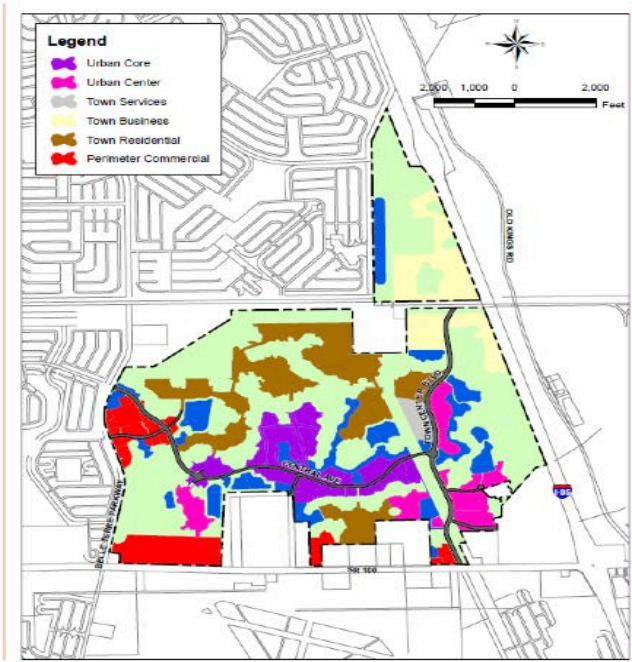
You have the right to appear at this public hearing and express any objections, suggestions or comments you may have. You may also file written objections within twenty (20) days of the date of this Notice at the office of the District Manager, Inframark Community Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071, Attention: Robert Koncar.

By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessments since failure to do so will cause a tax certificate to be issued against the property which may result in loss of title.

Additional Provisions
There may be occasions when staff or other individuals may participate via speaker telephone. Any person requiring special accommodations at this Hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at Ph: 954-603-0033 during regular business hours at least forty-eight (48) hours prior to the Hearing or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District Office.

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

Bob Koncar
District Manager



June 22, 2023

22-00152F

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. 2018 CA 000256
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ANNEKE DILLARD TURNER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2019, and entered in 2018 CA 000256 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANNEKE DILLARD TURNER; UNKNOWN SPOUSE OF ANNEKE DILLARD TURNER; JAMES KUYKENDALL; CARLYN KUYKENDALL; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). TOM W. BEXLEY is 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 July 28, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 3, OF BLOCK 47, OF PALM COAST, MAP OF PINE GROVE, SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 51, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Property Address: 21 PORT ROYAL DR, PALM COAST, FL 32164

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 14 day of June, 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
18-151107 - GrS
June 22, 2023 23-00086G

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO. 2023-CA-000628
SURFSIDE ESTATES RO COMMUNITY, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF JAMES FALLON, ESTATE OF MARY FALLON, AND ESTATE OF JAMES L. ROSE Defendants.

TO: ESTATE OF JAMES FALLON; ESTATE OF MARY FALLON and ESTATE OF JAMES L. ROSE
YOU ARE NOTIFIED that an action to quiet title to the following described property:
Lot No. 105 of Surfside Estates RO Community, Inc., according to the Master Form Occupancy Agreement recorded at O.R. Book 519, Page 20, et seq., Public Records of Flagler County, Florida.
Street Address: 105 Anchorage Drive, Flagler Beach, Florida
Parcel ID No.: 26-11-31-0420-00000-1050
in the name of the Plaintiff, SURFSIDE ESTATES R.O. COMMUNITY, INC., has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayside Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and the seal of this Court on day of 6/14/2023.
TOM BEXLEY
CLERK OF CIRCUIT COURT & COMPTROLLER
(SEAL) By: /s/ Amy Perez
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayside Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
June 22, 2023 23-00087G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000184 IN RE: ESTATE OF GUY VERNON LARSON Deceased.

The administration of the estate of GUY VERNON LARSON, deceased, whose date of death was 01/14/2023, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., 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 15, 2023.
Personal Representative:
JUSTIN A. WALTERS
1700 Briar Ridge Road
McLean, Virginia 22101
Attorney for Personal Representative:
ELLEN L. REGNERY, ESQ.
Florida Bar No. 863769
Nason Yeager Gerson
Harris & Fumero, P.A.
3001 PGA Blvd., Ste. 305
Palm Beach Gardens, Florida 33410
Telephone: (561) 686-3307
Email: eregner@nasonyeager.com
June 15, 2023 23-00082G

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 Kingdom Addict Pens and Specialties located at 23 Westfield 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 20th day of June, 2023.
Melissa Rodriguez
June 22, 2023 23-000157F

Save Time
Email your Legal Notice
legal@palmcoastobserver.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 18-2022-CA-000185
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIANO TORRISI SR A/K/A MARIANO TORRISSE, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 09, 2023, and entered in 18-2022-CA-000185 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIANO TORRISI SR A/K/A MARIANO TORRISSE, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIANO JOHN TORRISI, JR., DECEASED; GIANNA TORRISI; LOGAN MUNSON, BY AND THROUGH HIS/HER COURT APPOINTED GUARDIAN; SKYLEIGH RAE TORRISI, BY AND THROUGH HIS/HER COURT APPOINTED GUARDIAN; ROSEMARIE BROWN; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF THE COURT OF FLAGLER COUNTY, FLORIDA are the Defendant(s). TOM W. BEXLEY is 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 July 21, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 9, OF BLOCK 102, OF PALM COAST, MAP OF LAKEVIEW, SECTION 37, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Property Address: 35 LOUISVILLE DR, PALM COAST, FL 32137
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 14 day of June, 2023.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
20-048303 - MiM
June 22, 2023 23-00085G

SECOND INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2023 DR 000551 Divisicn: 47
Luis M Rodrigues, Petitioner, and Maria De Lurdes Tomas Figueiredo Rodrigues Respondent,
TO: Maria De Lurdes Tomas Figueiredo Rodrigues
(Respondent's last known address) Unknown
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner}, whose address is 13 Flemington Lane Palm Coast FL 32137 on or before 7/22/23, and file the original with the clerk of this Court at 1769 E. Moody Blvd. Bldg 1 Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 06/09/23
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk
June 15, 22, 29; July 6, 2023 23-00081G

SECOND INSERTION
NOTICE OF ACTION FOR THE NAME CHANGE OF MINOR CHILD IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2023-DR-000388
IN RE: THE NAME CHANGE OF MINOR CHILD: HOYT OLIVER ADAMS ALICIA MENESES MARLER, Petitioner/Mother
To: Elias Garcia Jr.
Last known address: 957 E. Nasa Pkwy #320, Houston, TX 77058
YOU ARE NOTIFIED that an action for the Name Change of Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to Petitioner ALICIA MENESES MARLER's attorney, Janelle Green Esq., whose address is: 7025 County Rd 46A, Suite 1071, #406, Lake Mary, FL 32746 on or before July 17, 2023 and file the original with the clerk of this Court at: 1769 E Moody Blvd, Building #1, Bunnell, FL 32110, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 6/7/2023
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Makaela McCarthy
Deputy Clerk
June 15, 22, 29; July 6, 2023 23-00080G

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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000184 IN RE: ESTATE OF GUY VERNON LARSON Deceased.

The administration of the estate of GUY VERNON LARSON, deceased, whose date of death was 01/14/2023, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., 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 22, 2023.
Personal Representative:
Sharon Larson
155 28th St.
Edgewater, FL 32141
Attorney for Personal Representative:
Eric T. Preston, Esq., Attorney
Florida Bar Number: 92513
The Preston Law Firm
605 South Orange Street
New Smyrna Beach, Florida 32168
Telephone: (386) 424-9200
Fax: (386) 423-8099
E-Mail: eric@theprestonlawfirm.com
Secondary E-mail:
carl@theprestonlawfirm.com
June 22, 29, 2023 23-00083G

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 Kingdom Addict Pens and Specialties located at 23 Westfield 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 20th day of June, 2023.
Elaine Carlson
June 22, 2023 23-000156F

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 22, 2023.
Personal Representative:
Sharon Larson
155 28th St.
Edgewater, FL 32141
Attorney for Personal Representative:
Eric T. Preston, Esq., Attorney
Florida Bar Number: 92513
The Preston Law Firm
605 South Orange Street
New Smyrna Beach, Florida 32168
Telephone: (386) 424-9200
Fax: (386) 423-8099
E-Mail: eric@theprestonlawfirm.com
Secondary E-mail:
carl@theprestonlawfirm.com
June 22, 29, 2023 23-00083G

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 Kingdom Addict Pens and Specialties located at 23 Westfield 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 13th day of June, 2023.
John Clark
June 22, 2023 23-000155F

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 Kingdom Addict Pens and Specialties located at 23 Westfield 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 20th day of June, 2023.
Elaine Carlson
June 22, 2023 23-000156F

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 Kingdom Addict Pens and Specialties located at 23 Westfield 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 20th day of June, 2023.
Elaine Carlson
June 22, 2023 23-000156F

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VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No. 2022 30923 CICI
MIDFIRST BANK
Plaintiff, v.
MARY R. DOLPHUS A/K/A MARY JO DOLPHUS A/K/A MARY JO ROBERTS-DOLPHUS; UNKNOWN SPOUSE OF MARY R. DOLPHUS A/K/A MARY JO DOLPHUS A/K/A MARY JO ROBERTS-DOLPHUS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CITY OF DAYTONA BEACH, FLORIDA, A MUNICIPAL CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 07, 2023, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:
LOT 11, PARCEL C, SOUTH CEDAR PARK, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 26, PAGE 112 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 641 CEDAR PARK DR, DAYTONA BEACH, FL 32114-5111

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on July 26, 2023 beginning at 11:00 AM.

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.
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 at St. Petersburg, Florida this 16th day of June, 2023.
eXL Legal, PLLC
Designated Email Address:
efiling@xllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000007980
June 22, 29, 2023 23-001191

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-1124-PRDL
Division 10
IN RE: ESTATE OF MARTHA J. STEGALL
Deceased.

The administration of the estate of Martha J. Stegall, deceased, whose date of death was February 21, 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 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 22, 2023.

Personal Representative:
David M. Kiehlmann
4802 51st Street West #115
Bradenton, Florida 34210
Attorney for Personal Representative:
Kimberly A. Gossett, Attorney
Florida Bar Number: 0123536
2850-50 Isabella Boulevard
Jacksonville Beach, FL 32250
Telephone: (904) 372-0185
Fax: (904) 212-0877
E-Mail: kgossett@beachelderlaw.com
June 22, 29, 2023 23-001201

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Margo Ballantine and Roger Ballantine will, on the 6th day of July 2023, at 10:00 a.m., on property at 340 Raintree Circle, Lot #10, DeLand, Volusia County, Florida 32724, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1985 ISLA Mobile Home VIN Nos.: FH276367A84/FH276367B84 Title Nos.: 0042701024/ 0042635002 And All Other Personal Property Therein

June 22, 29, 2023 23-00082V

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 Superior Mindset located at 533 N Nova Road, Suite 116, 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 15th day of June, 2023
Casie McCallister
June 22, 2023 23-00083V

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 11198 PRDL
Division 10
IN RE: ESTATE OF EDWARD A. HOLMES, aka EDWARD ABBOT HOLMES and EDWARD A. HOLMES, JR.
Deceased.

The administration of the estate of Edward A. Holmes, also known as Edward Abbot Holmes and Edward A. Holmes, Jr., deceased, whose date of death was February 12, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 22, 2023.

Personal Representative:
Richard Wagner Stasch, Jr.
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
Robert M. Holland
Attorney for Personal Representative
Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: holland@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
June 22, 29, 2023 23-001151

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 11160 PRDL
Division 10
IN RE: ESTATE OF MARY G. GAROFOLO
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 Mary G. Garofolo, deceased, File Number 2023 11160 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was January 19, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name
Marilyn G. Del Ninno
Address
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
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 June 22, 2023.

Person Giving Notice:
Marilyn G. Del Ninno
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Person Giving Notice
Robert M. Holland
Attorney for Petitioner
Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: holland@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
June 22, 29, 2023 23-001171

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 13140 PRDL
Division 10
IN RE: ESTATE OF LEWIS H. TOMLIN, JR., aka LEWIS TOMLIN
Deceased.

The administration of the estate of LEWIS H. TOMLIN, JR., also known as LEWIS TOMLIN, deceased, whose date of death was October 10, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 22, 2023.

NATHAN D. NEAL
Personal Representative
c/o Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Edward A. Dimayuga
Attorney for Personal Representative
Florida Bar No. 50634
Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Email: Ed@LegacyLaw313.com
Secondary Email:
paralegal@LegacyLaw313.com
June 22, 29, 2023 23-001161

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10648 PRDL
Division 10
IN RE: ESTATE OF KENNETH FERLIN AUBREY, aka KENNETH F. AUBREY
Deceased.

The administration of the estate of KENNETH FERLIN AUBREY, also known as KENNETH F. AUBREY, deceased, whose date of death was October 10, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 22, 2023.

NANCY LEE AUBREY
Personal Representative
c/o Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Edward A. Dimayuga
Attorney for Personal Representative
Florida Bar No. 50634
Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Email: Ed@LegacyLaw313.com
Secondary Email:
paralegal@LegacyLaw313.com
June 22, 29, 2023 23-001181

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2022 12351 PRDL
DIVISION: 10
IN RE: ESTATE OF KRISTINA WATSON,
Deceased.

The administration of the Estate of Kristina Watson, deceased, whose date of death was February 17, 2020, 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 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 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 15, 2023.

Personal Representative:
Kenneth Moyer
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bj-a-law.com
June 15, 22, 2023 23-001091

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 11100 PRDK
Division 10
IN RE: ESTATE OF GRACE AKERS, aka GRACE S. AKERS,
Deceased.

The administration of the estate of Grace Akers, also known as Grace S. Akers, deceased, whose date of death was March 11, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 15, 2023.

Personal Representative:
Scott L. Landwehr
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney for Petitioner
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
June 15, 22, 2023 23-001111

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2023-10849-PRDL
IN RE: ESTATE OF JAMES C. DERRY
DECEASED.

The administration of the estate of JAMES C. DERRY deceased, File No. 2023-10849-PRDL is pending in the Circuit Court for Volusia County, Probate Division, 101 North Alabama Avenue, DeLand, FL 32724. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL CREDITORS ARE NOTIFIED THAT:
All creditors of the Decedent having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first publication of this Notice MUST FILE

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10777 PRDL
Division 10
IN RE: ESTATE OF SILVIA L. COCHRAN, aka SILVIA LANE COCHRAN
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 SILVIA L. COCHRAN, also known as SILVIA LANE COCHRAN, deceased, File Number 2023 10777 PRDL by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, Deland, FL 32721; that the decedent's date of death was January 15, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Creditors: None known
Beneficiaries: FRANK LEWIS, AS TRUSTEE OF THE COCHRAN FAMILY TRUST UAD MAY 5, 2009 Address c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114
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 June 15, 2023.

Person Giving Notice:
FRANK LEWIS
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Person Giving Notice:
W. Denis Shelley
Attorney for Petitioners
Email: shelley@legacylaw313.com
Secondary Email:
linda@legacylaw313.com
Florida Bar No. 273872
Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
June 15, 22, 2023 23-001101

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-11134 PRDL
Division 10
IN RE: ESTATE OF KATHARINA DUGER,
Deceased.

The administration of the estate of KATHARINA DUGER, deceased, whose date of death was April 1, 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 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 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 15, 2023.

Signed on this 9th day of June, 2023.
IRIS TONI NEUBERT
Personal Representative
Siebenhausergasse 11
64372 Ober-Ramstadt, Germany
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
June 15, 22, 2023 23-001121

THEIR CLAIMS WITH THIS COURT WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is Thursday, June 15, 2023.

Personal Representative:
David A. Derry
1485 N. 175E
Warsaw, IN 46582
Attorney for Personal Representative:
Margot Pequignot, Esquire
Margot Pequignot, P.A.
P.O. Box 2497
Largo, FL 33779-2497
(727) 518-7330
marpeq@aol.com
SPN 163102/FBN 0319155
June 15, 22, 2023 23-001131

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 10448 PRDL
Division 10
IN RE: ESTATE OF CHERIS S. CHAMBERS,
Deceased.

The administration of the estate of CHERI S. CHAMBERS, 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 Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PER