

# REAL ESTATE

## ORMOND BEACH

### House in Plantation Bay tops sales list in Ormond Beach

A house in Plantation Bay was the top real estate transaction for June 4-10 in Ormond Beach and Ormond-by-the-Sea. Margery Henkel-Zimmerman, of Ormond Beach, sold 1229 Castlehawk Lane to Michael Facchini, of West Milford, New Jersey, for \$1.1 million. Built in 2016, the house is a 4/3 and has a pool, a hot tub, an outdoor kitchen and 3,024 square feet of space. It sold in 2017 for \$599,900.

**ALEXIS MILLER**  
CONTRIBUTING WRITER

#### Condos

Jaqueline Gordon, of Guaynabo, Puerto Rico, sold 2700 Ocean Shore Blvd. Unit 507, to James and Darlene Sinaly, of Ormond Beach, for \$375,000. Built in 1986, the condo is a 3/2 and has 1,415 square feet. It sold in 2020 for \$293,000.

Platinum Process Home Buyers, LLC, of Rowlett, Texas, sold 640 N. Nova Road, Unit 307, to Sharon Czarny, of Ormond Beach, for

\$171,900. Built in 1976, the condo is a 2/2 and has 935 square feet. It sold in 2016 for \$65,000.

Adam Saperston, Lisa Bond and Eric Saperston, of Boise, Idaho, sold 2750 Ocean Shore Blvd., Unit 8, to Hakima Haraji, of Port Orange, for \$270,000. Built in 1973, the condo is a 2/2 and has 1,184 square feet. It sold in 2002 for \$117,000.

## ORMOND BEACH

**Ann Rustin Estates**  
Alexander Strautmann and Eden

Neumann, of Ormond Beach, sold 210 Ann Rustin Drive to Nathan and April Munson, of Ormond Beach, for \$749,000. Built in 1968, the house is a 4/3 and has a pool and 2,416 square feet. It sold in 2021 for \$370,000.

**Assessors Ormond Beach**  
Robert and Karen Brownrigg, of Longwood, sold 111 Royal Palm Ave. to Troy Allen Vanest, of Ormond Beach, for \$425,000. Built in 1961, the house is a 3/3 and has a fireplace and 2,199 square feet. It sold in 1977 for \$55,000.

**David Point**  
Irina Grosz and Olga Gorbarenko, of Daytona Beach, sold 46 S. Arbor Drive to Nichole Osinski and Alexander Slempp, of Ormond Beach, for \$390,000. Built in 1957, the house is a 2/1.5 and has 973 square feet. It sold in 2017 for \$110,000.

**Halifax Plantation**  
Maxine Radke, of Ormond Beach, sold 4090 Campa Lane to Brian and Debra Taylor, of Ormond Beach, for \$456,000. Built in 1994, the house is a 3/2 and has a pool and 2,049 square feet. It sold in 1994 for \$144,800.

**Hickory Village**  
Eirini Pappas and Derrick Ken Ferguson, of Daytona Beach, sold 12 Trina Street to Paul Phillips and Mary Kathryn Phillips, of Ormond Beach, for \$335,000. Built in 1986, the house is a 3/2 and has 1,525

square feet. It sold in 2017 for \$27,500.

**Hunters Ridge**  
Robert Sheldon, of Eastham, Massachusetts, Ronald Sheldon, of Rock Hill, South Carolina, and David Sheldon, of Elberon, Virginia, sold 28 Laurel Ridge Break to Anthony and Any Louise Anthony, of Ormond Beach, for \$380,000. Built in 1999, the house is a 3/2 and has a fireplace and 2,015 square feet.

**McNary**  
David Goosman, of Ormond Beach, sold 167 N. Ridgewood Ave. to Trenton Butler, of Ormond Beach, for \$508,000. Built in 1985, the house is a 4/2 and has a fireplace and 2,489 square feet. It sold in 2017 for \$130,000.

**Oak Forest**  
Cecelia Kay Degnan, of Daytona Beach, sold 1207 N. Beach Street to Daniel and Cheryl Hansen, of Edwards, Colorado, for \$495,900. Built in 1979, the house is a 4/3 and has a fireplace, a pool and 2,154 square feet. It sold in 2013 for \$215,000.

**Oak Park**  
Tomie and Reba Johnson, of Ormond Beach, sold 413 Division Ave. to Daniel Bugyi, of Ormond Beach, for \$250,000. Built in 1972, the house is a 2/2 and has 1,138 square feet. It sold in 2009 for \$107,400.

Michael and Vicki Williams, of Marianna, sold 19 Maria St. to First American Finance Corporation, of Miami, for \$275,000. Built in 1957, the house is a 2/1 and has 887 square feet. It sold in 2017 for \$168,500.

**Ormond Lakes**  
Jamie Beth Maragas, of Ormond Beach, sold 17 Lochwind Lane to Lewis Darr and Stephanie Coleman, as trustees, for \$535,000. Built in 2004, the house is a 3/2 and has a pool and 1,949 square feet. It sold in 2020 for \$345,900.

**Plantation Bay**  
Patricia Stewart, of Newtown, Pennsylvania, sold 1096 Hampstead Lane to Steven and Stacy Ayers, of

## RESIDENTIAL REAL ESTATE TRANSACTIONS JUNE 4 - JUNE 10

Ormond Beach, for \$972,000. Built in 2003, the house is a 3/3 and has a pool, a hot tub, a fireplace and 3,505 square feet. It sold in 2004 for \$581,500.

**Rosemont**  
JMFAB Enterprises LLC, of Mechanicsburg, Pennsylvania, sold 152 Ponce De Leon Drive to Limans 024 LLC, of Miramar, for \$335,000. Built in 1956, the house is a 4/3 and has 1,492 square feet. It sold in 2018 for \$130,000.

**Tomoka Oaks**  
Arden Riggs and Marcia Buss Riggs, of Palm Coast, sold 84 S. St. Andrews Drive to Michael Stragapede and Mary Ellen Jarrell, of Ormond Beach, for \$457,000. Built in 1975, the house is a 4/2.5 and has a fireplace, a pool and 2,127 square feet. It sold in 2011 for \$203,000.

**The Trails**  
Jonathan and Karen Booraem, of Daytona Beach, sold 6 Tomahawk Trail to Timothy Salemo, of Ormond Beach, for \$305,000. Built in 1979, the house is a 2/2 and has a fireplace and 1,575 square feet. It sold in 2020 for \$187,500.

**Woodmere**  
John and Emily Coppa, of Ormond Beach, sold 911 Woodmere Circle to Christopher Allen James and Maria Corazon Macarang James, of Ormond Beach, for \$424,900. Built in 1963, the house is a 4/2 and has a pool and 1,930 square feet. It sold in 2014 for \$175,000.

**ORMOND-BY-THE-SEA**  
Robert Roy Mohr, as trustee, sold 46 Silk Oaks Drive to Gino and Denise Di Re, of Ormond Beach, for \$438,500. Built in 1972, the house is a 3/2 and has 1,605 square feet. It sold in 1981 for \$84,500.

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



Photo courtesy of Elizabeth Kargar/Venture Development Realty

The house at 1229 Castlehawk Lane has 3,024 square feet of living space.

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BusinessObserverFL.com

# PUBLIC NOTICES

THURSDAY, JULY 20, 2023

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

## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

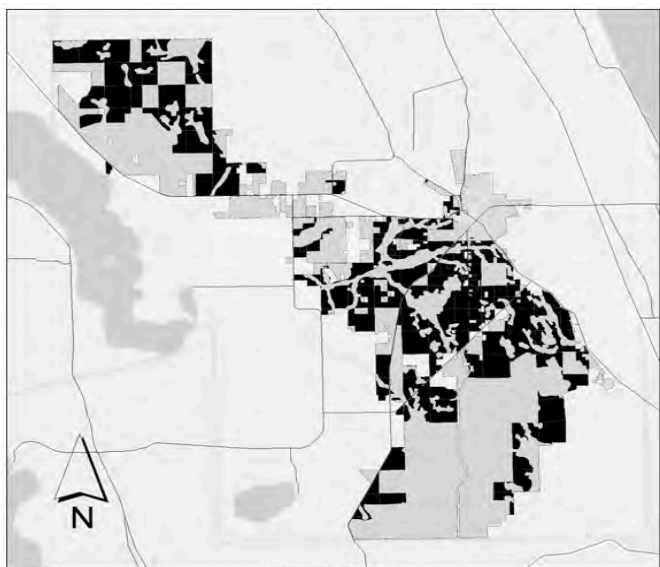
#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

**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 1st day of August 2023, for the purpose of First Reading of Ordinance 2023-09, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**ORDINANCE 2023-09  
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING APPROXIMATELY 32.585 ± ACRES WITHIN THE CITY OF BUNNELL AS DESCRIBED IN EXHIBIT "A" PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION 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](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

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



July 20, 2023 23-00177F

### FIRST INSERTION

#### Flagler County Schools Food and Nutrition Services FOR IMMEDIATE RELEASE

Café EDU, the Flagler County Schools Food and Nutrition Service, today announced an amendment to its policy for serving meals to students under the National School Lunch / School Breakfast Programs for the 2023-2024 school year. All students will be served lunch and breakfast at no charge at the following schools:

Belle Terre Elementary	Rymfire Elementary	Indian Trails Middle
Bunnell Elementary	Wadsworth Elementary	Flagler-Palm Coast High
Old Kings Elementary	Buddy Taylor Middle	Matanzas High

For additional information please contact: Attention Café EDU Flagler County Schools Food and Nutrition Services, Angela Bush, Director, Food and Nutrition Services, 1769 E. Moody Blvd, Bunnell, FL 32110, (386)437-7526 EXT 1159, [BushA@FlaglerSchools.com](mailto:BushA@FlaglerSchools.com). In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex (including gender identity and sexual orientation), disability, age, or reprisal or retaliation for prior civil rights activity. Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: <https://www.usda.gov/sites/default/files/documents/USDA-OASCR%20P-Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail:  
U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410; or  
fax:  
(833) 256-1665 or (202) 690-7442; or  
email:  
[program.intake@usda.gov](mailto:program.intake@usda.gov)  
This institution is an equal opportunity provider.  
July 20, 2023

23-00165F



**FLAGLER COUNTY**  
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**VOLUSIA COUNTY**  
[clerk.org](http://clerk.org)



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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 BMR DRAFTING SERVICE located at 13 Bishop Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 14th day of July, 2023.  
BVR MANAGEMENT SERVICES, INC.  
July 20, 2023 23-000172F

### 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 LJ Smith Designs located at 82 Zephyr Lily Trl, 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 July, 2023.  
Ellen M. Smith  
July 20, 2023 23-000171F



The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



For rates and information, call 386-447-9723



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

The Observer is now offering Tributes to honor your loved ones.

Visit [yourobservers.com/tributes](http://yourobservers.com/tributes) to view our Informational Tributes booklet.

FLAGLER COUNTY LEGAL NOTICES

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA... SCOTBILT HOMES, INC. 76 X 32 MOBILE HOME, SERIAL NUMBERS SBHG41181088A AND SBHG411811088B...

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 Embrace YOU located at 1600 Cypress Point Pkwy, Ste 303, 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN AND FOR CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION... U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST VCC 2021-2 Plaintiff, vs. BRINDAL EXANTUS, individually; and UNKNOWN TENANT(S)/ OWNER(S)/ SPOUSE(S) IN POSSESSION, Defendants.

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 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 August 7th at 10:00am on www.storagetreasures.com...

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION... IN RE: ESTATE OF BETTY J. COX, a/k/a BETTY JEAN COX, Deceased

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION... IN RE: ESTATE OF BETTY J. COX, a/k/a BETTY JEAN COX, Deceased

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA... BANK OF AMERICA, N.A., Plaintiff, VS. UNKNOWN SUCCESSOR TRUSTEE OF THE RENE T. COYAT, A/K/A RAY T. COYAT; et al., Defendant(s).

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 Knott Your Average Finds located at 7 Zoffer Ct, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION... File No. 2023CP000168 Division 48 IN RE: ESTATE OF KAREN CHANDLER, Deceased.

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 American Sycamore Seed Company located at 13 Lysander Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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 1st day of August 2023, for the purpose of hearing Ordinance 2023-XX, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION... CASE NO. 2018 31282 CICI FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. LOUIS A. ROSSI, et al., Defendant.

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 8/4/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1977 SKYL HS 01611096K. Last Tenants: FRIEDA MAXINE KNIEBES AND TERESA LYNN ARTLIP and all unknown parties beneficiaries heirs.

is Plaintiff and Louis A. Rossi, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of August, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 94, Winding Woods Unit #4, according to the plat thereof as recorded in Plat Book 41, Pages 124 through 125, of the Public Records of Volusia County, Florida.

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 8/4/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 HOME HS 036103465. Last Tenants: RHONDA LEE ROOP and all unknown parties beneficiaries heirs.



FLAGLER COUNTY flaglerclerk.com VOLUSIA COUNTY clerk.org

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STAY INFORMED, BE SAFE. Hurricane season has arrived. Stay up to date on the latest hurricane activity affecting Flagler and Volusia counties by following the Palm Coast and Ormond Beach Observers on the following digital channels. Read Online and Sign Up for the Daily Headlines at ObserverLocalNews.com Follow us on Facebook Palm Coast Observer and Ormond Beach Observer

The Spa AT DAYTONA COLLEGE Haircuts, Colors, Styles for Women and Men Facials, Manicures and Pedicures Students perform all Services under supervision by Licensed Instructors Now Open Evenings and Saturdays Set an Appointment with us! DAYTONA COLLEGE CELEBRATING 25 YEARS 1996-2021 CALL: (386) 267-0565 EMAIL: THESPA@DAYTONACOLLEGE.EDU 425 SOUTH NOVA ROAD, ORMOND BEACH

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
FILE NO.: 2023 10468 PRDL  
DIVISION: 10  
IN RE: ESTATE OF  
ALFRED M. FUTCH a/k/a  
ALFRED MITCHUM FUTCH,  
a/k/a ALFRED M. FUTCH,  
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 ALFRED M. FUTCH a/k/a ALFRED MITCHUM FUTCH, deceased, 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 17, 2023; that the total value of the estate is \$257,961.08 (\$195,000.00 exempt property) and that the names and addresses of those to whom it has been assigned by such order are:

Melissa Axiotis  
14063 Claridge Road N  
Jacksonville, FL 32250  
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 July 20, 2023.

Melissa Axiotis, Petitioner  
14063 Claridge Road N  
Jacksonville, FL 32250  
FRED B. SHARE, ESQUIRE  
Florida Bar No. 256765  
1092 Ridgewood Avenue  
Holly Hill, FL 32117  
Telephone: (386) 253-1030  
Fax: (386) 248-2425  
E-Mail: fredshare@cfl.rr.com  
2nd E-Mail: brobins@cfl.rr.com  
Attorney for Petitioner  
July 20, 27, 2023 23-001371

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.  
CASE NO. 2018 30708 CICI  
REVERSE MORTGAGE FUNDING LLC,  
Plaintiff, vs.  
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EASTER MAE GIBSON, DECEASED, et. al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018 30708 CICI of the Circuit Court of the 7TH Judicial Circuit in and for VOLUSIA County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EASTER MAE GIBSON, DECEASED, et. al., are Defendants, Clerk of the Court, Laura E. Roth, will sell to the highest bidder for cash at WWW.VOLUSIA.REALFORECLOSE.COM, at the hour of 11:00 AM, on the 16th day of August, 2023, the following described property:  
LOTS 95 AND 96, MASON HILLS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 11, PAGE 287, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

**IMPORTANT**  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.  
DATED this 12th day of July, 2023.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH, SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
Karissa.Chin-Duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
58341.0097 / JSchwartz  
July 20, 27, 2023 23-001381

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
File No. 2023-11448-PRDL  
Division 10  
IN RE: ESTATE OF JACQUELYN T. GAILEY  
Deceased.

The administration of the estate of Jacquelyn T. Gailey, deceased, whose date of death was March 26, 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.

FIRST INSERTION

WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting  
The Board of Supervisors ("Board") for the Waypointe Community Development District ("District") will hold the following two public hearings and a regular meeting on August 11, 2023 at 11:00 a.m., at the Downtown Executive Center of Deland, 120 S. Woodland Blvd., DeLand, Florida 32720.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments  
The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment
TH	125	0.73	\$273
SF 40'	130	0.93	\$348
SF 50'	131	1.0	\$373
TOTAL	386		

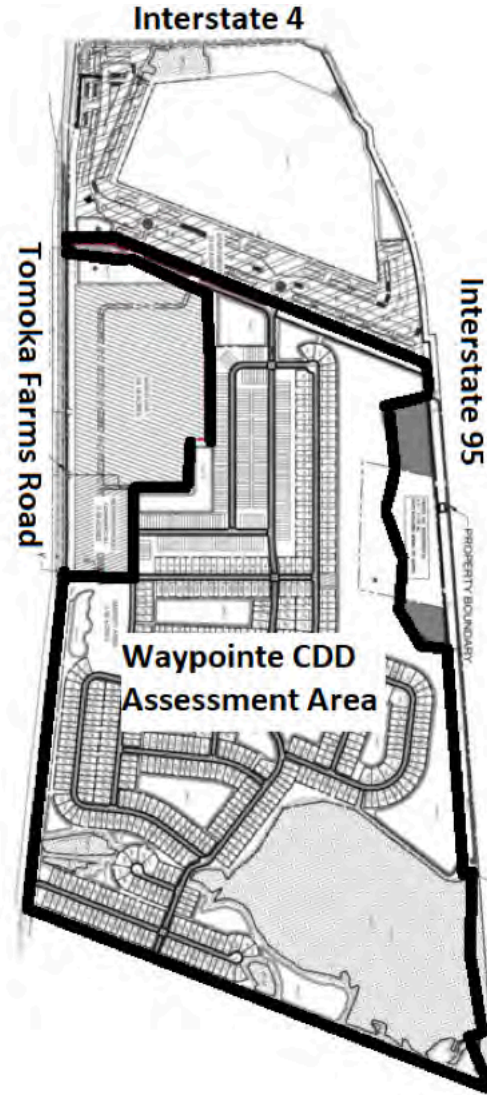
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2023/2024, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting DPPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, 321-263-0132 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 20, 2023

22-00100V

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 8/4/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 KENT TV 355715. Last Tenants: EUGENE PERLEY SMITH AND DONNA JEAN SMITH and all unknown parties beneficiaries heirs. Sale to be at SUN ORANGE CITY LLC DBA ORANGE CITY RV RESORT, 2300 EAST GRAVES AVENUE, ORANGE CITY, FL 32763. 813-241-8269.

July 20, 27, 2023

23-00099V

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 8/4/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 CHMP HS 0419920174D. Last Tenants: LORRI ANN MCCOY AKA LORRI MACOY BARBE and all unknown parties beneficiaries heirs. Sale to be at SL ORMOND MHC LLC, 1310 FLEMING AVENUE, ORMOND BEACH, FL 32174. 813-241-8269.

July 20, 27, 2023

23-00096V

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.

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 2022 11100 CIDL  
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,  
Plaintiff, vs.  
LILLIAN GONZALEZ, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 22, 2023 in Civil Case No. 2022 11100 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Deland, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and LILLIAN GONZALEZ, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of August, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
Lot 9, Block 803, Deltona Lakes Unit 32,

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 July 20, 2023.

**Personal Representative:**  
Susan G. Smith  
12704 Sagebrush Circle  
Buda, Texas 78610  
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  
July 20, 27, 2023 23-001361

according to the plat thereof as recorded in Map Book 27, Pages 101 through 118, inclusive, of the Public Records of Volusia 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.

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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mcCalla.com  
Fla. Bar No.: 0146803  
7189896  
22-00954-4  
July 20, 27, 2023 23-001391

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 Salzberg Animal Hospital located at 1254 W Granada Blvd, 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 1st day of July, 2023  
Barnes Veterinary Services, Inc.  
July 20, 2023 23-00095V

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Steve William Werner will on 2nd day of August 2023, at 10:00 a.m., on property at 252 Circle Drive, Lot #252, DeLand, Volusia County, Florida 32724, in Applegate MH Community, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
Year/Make: 1982 WEST Mobile Home  
VIN #: GAFL1AC18054808  
Title #: 0021620601  
And All Other Personal Property Therein

July 20, 27, 2023

23-00094V

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 7/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1990 BARR HS FLFLK-33A13168BA & FLFLK33B13168BA. Last Tenants: ROBERT CLIFTON ASAY AND ROBERT CLIFTON ASAY JR AND ROBERT CLIFTON ASAY III and all unknown parties beneficiaries heirs. Sale to be at SUN KINGS LAKE LLC DBA KINGS LAKE MOBILE HOME PARK, 369 KINGSLAKE DRIVE, DEBARY, FL 32713. 813-241-8269.  
July 13, 20, 2023 23-00088V

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 7/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1984 SOUT HS TWFLA6144A & TWFLA6144B. Last Tenants: JOHNNY EMIOS HAWKINS JR 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  
July 13, 20, 2023 23-00090V

SECOND INSERTION

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE BUDGET FOR THE YEAR 2023/2024; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Walkers Green Community Development District ("District") will hold a public hearing on Tuesday, August 1, 2023 at 10:00 a.m. at Cobb Cole Center, 149 Ridgewood Avenue, Daytona Beach, Florida 32114 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular Board of Supervisors meeting 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; Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours. 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.

Jane Gaarlandt, District Manager

July 13, 20, 2023

22-00087V

SECOND INSERTION

**NOTICE OF CLERK'S SALE**  
IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2023-30271-COCI  
CYPRESS HEAD MASTER HOMEOWNER'S ASSOCIATION, INC.  
Plaintiff, -vs.-  
UNKNOWN HEIRS OF THOMAS D. CAVANAUGH,  
Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 27th of June, 2023, Case Number 2023-30271-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 UNKNOWN HEIRS OF THOMAS D. CAVANAUGH is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 14th day of August, 2023 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure: Lot 88, Cypress Head Phase II-A, according to the plat thereof, recorded in Map Book 44, page 145 et seq., Public Records of Volusia County, Florida. The physical street address of said property is: 1232 Siesta Key Circle, Port Orange, 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 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 11th day of July, 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  
July 13, 20, 2023 23-001351

SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 7/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 GLEN HS 5H24N2S16172X & 5H24N2S16172U. Last Tenants: TINA DAWN COBLE AND MADELYN MURPHY PLATTUS 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.

July 13, 20, 2023

23-00092V

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 7/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 GREE HS GF1139AF & GF1139BF. Last Tenants: BRIAN SCOTT SINCLAIR 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.  
July 13, 20, 2023 23-00091V

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 7/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 MONT HS 6012M377Z. Last Tenants: PAUL WESLEY HARVEY SEALES 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.

July 13, 20, 2023

23-00093V

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 7/28/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 MONT HS 6012M377Z. Last Tenants: PAUL WESLEY HARVEY SEALES 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.

July 13, 20, 2023

23-00093V

The administration of the estate of WILLIAM JOHN SHULTS A/K/A WILLIAM J. SHULTS, SR. A/K/A WILLIAM J. SHULTS, 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 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: July 13, 2023.

Signed on this 10th day of July, 2023.

**MARK SHULTS**  
**Personal Representative**  
21218 St. Andrews Blvd., #505  
Boca Raton, FL 33433  
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  
July 13, 20, 2023 23-001341