

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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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

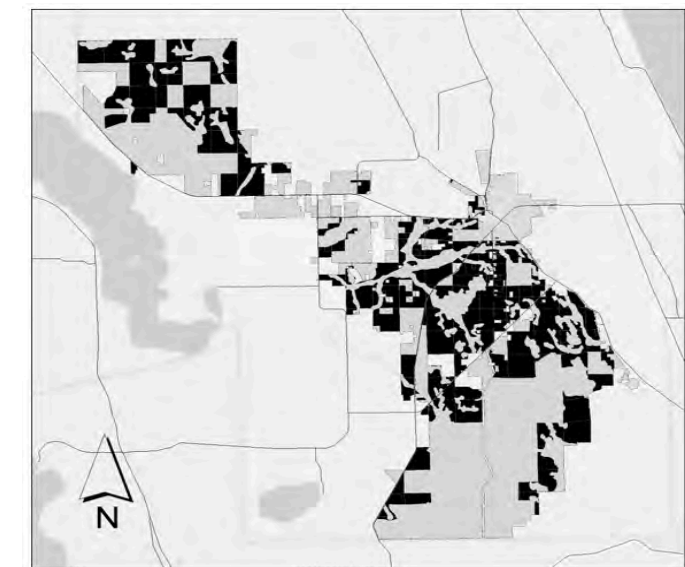
FIRST INSERTION
NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

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 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

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
This institution is an equal opportunity provider.
July 20, 2023

23-00165F



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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



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FLAGLER COUNTY LEGAL NOTICES

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.**

The administration of the ESTATE OF KAREN CHANDLER, deceased, whose date of death was April 4, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 July 20, 2023.

Personal Representative:
HOWARD S. KROOKS, ESQ.
1801 N. Military Trail, Suite 200
Boca Raton, Florida 33431

Attorney for Personal Representative:
HOWARD S. KROOKS, ESQ.
Attorney for Personal Representative
Florida Bar Number: 943231
COZEN O'CONNOR

1801 N. Military Trail, Suite 200
Boca Raton, Florida 33431
Phone: (561) 750-3850/
Fax: (561) 245-6203
E-Mail: eserviceboca@cozen.com
July 20, 27, 2023 23-00100G

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.

Dated this 12th day of July, 2023.
James C. Monaghan
July 20, 2023 23-000169F

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.

ORDINANCE 2023-XX AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE 2035 COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3177 F.S.; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY AND PROVIDING AN EFFECTIVE DATE.

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

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

July 20, 2023 23-00176F

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2023 CA 000622
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).

TO: Unknown Successor Trustee of the Rene T. Coyat, a/k/a Ray T. Coyat a/k/a Rene Coyat Declaration of Trust, dated the 29th day of January, 2003
Last Known Residence: Unknown
TO: Unknown Beneficiaries of the Rene T. Coyat a/k/a Ray T. Coyat a/k/a Rene Coyat Declaration of Trust, dated the 29th day of January, 2003
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in FLAGLER County, Florida: LOT 16, BLOCK 15, OF PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGES 9-13, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 35, AT PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 day from the first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 7/6/2023.
As Clerk of the Court (SEAL) By: /s/ Amy Perez
As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1092-12522B
Ref# 4801
July 20, 27, 2023 23-00101G

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.

Dated this 27th day of June, 2023.
Kelly Knott
July 20, 2023 23-000170F

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. Where said property is stored at: Optimum Storage Solutions, Bunnell Fl, 32110 3363 N State St.

Tenant: Timothy Grayson Unit A17
Contents: Boxes, bins, bags
All purchased items are sold as is, where is, and must be removed within 48 hours. Sale is subject to cancellation if settlement between the owner and obligated party is settled.
July 20, 27, 2023 23-00178F

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.

Dated this 16th day of July, 2023.
Mayte Masini
July 20, 2023 23-000173F

SUBSEQUENT INSERTIONS**SECOND INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 000395
Division: 48
IN RE: ESTATE OF **BETTY J. COX, a/k/a BETTY JEAN COX, Deceased**

The administration of the Estate of BETTY J. COX, a/k/a BETTY JEAN COX, deceased, whose date of death was February 17, 2023, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Building 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is July 13, 2023.

Personal Representatives
JAMES T. COX, JR.,
20038 Heritage Point Drive,
Tampa, FL 33647
JEFFREY T. COX
1207 North Oak Street, Apt. B,
Valdosta, GA 31601

Attorney for Personal Representatives
Jerry B. Wells P.L.
Jerry B. Wells
E-Mail Addresses:
eservejerrywells@cfi.r.com
jbw@jerrybwells.com
Florida Bar No. 139835
127 Magnolia Avenue
Daytona Beach, Florida 32114
Telephone: (386) 253-3676
July 13, 20, 2023 23-00097G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN AND FOR CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 22-CA-000478
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.

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on April 21, 2023, in Civil Action No. 2022-CA-000478, of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, in which the Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST VCC 2021-2, will sell to the highest and best bidder for cash at <https://www.flagler.realforeclosure.com> at 11:00am on the 28th day of July, 2023 for the real property located in:

Lot 40, Block 135, Lakeview-Section 37, Palm Coast Park at Palm Coast, according to the map or plat thereof as recorded in Plat Book 13, Page 1, Public Records of Flagler County, Florida.
Property Address: 73 London Drive, Palm Coast, FL 32137.
Dated this 13th day of June, 2023.
Respectfully submitted,
ROETZEL & ANDRESS, LPA
By: Paul A. Giordano, Esquire
Florida Bar No. 194190
pgiordano@ralaw.com
serve.pgiordano@ralaw.com
Roetzel & Andress
2320 First Street Suite 1000
Fort Myers, FL 33901-2904
Telephone: 239.337.3850
Attorneys for Plaintiff
July 13, 20, 2023 23-00098G

SUBSEQUENT INSERTIONS**SECOND INSERTION**

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2022 CA 000783
SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES Plaintiff(s), vs. BRADLEY JAMES VOJTECH; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 8, 2023 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash www.flagler.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 Final Judgment of Foreclosure or order, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY FLAGSTAR, FLORIDA:

TRACT 2, OF BLOCK 7, OTHERWISE DESCRIBED AS SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4, OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT OF ST. JOHNS DEVELOPMENT COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH 25 FOOT INGRESS AND EGRESS EASEMENTS ALONG THE EASTERLY LINE OF SAID PARCEL, THE EASTERLY LINE OF TRACT 1, BLOCK 7 AND THE WESTERLY LINE OF TRACT 3, BLOCK 7. ALSO, A 30 FOOT INGRESS AND EGRESS EASEMENT ALONG THE WESTERLY LINE OF TRACT 1, BLOCK 2, SAID SUBDIVISION OF SAID SECTION. TOGETHER WITH THAT CERTAIN

SCOTBILT HOMES, INC. 76 X 32 MOBILE HOME, SERIAL NUMBERS SBHGAI1811088A AND SBHGAI1811088B.
Property address: 600 County Road 90 East, Bunnell, FL 32110

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.
Respectfully submitted,
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444

6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-007638-2
July 13, 20, 2023 23-00099G



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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.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 24, 2023 in Civil Case No. 2018 31282 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein FINANCE OF AMERICA REVERSE LLC

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.

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.
By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
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Fla. Bar No.: 146803
21-04638FL
July 20, 27, 2023 23-00140I

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 . Sale to be at CS1031 MAPLEWOOD ESTATES MHC DST DBA TREASURE ISLE ESTATES, 141 ROYAL PALM CIRCLE, PORT ORANGE, FL 32127.
813-241-8269.

July 20, 27, 2023 23-00098V



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