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PUBLIC NOTICES

THURSDAY, OCTOBER 12, 2023

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FLAGLER COUNTY LEGAL NOTICES

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-000312

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. CAROLYN ANN MAINWOOD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 07, 2023, and entered in 18-2022-CA-000312 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 CAROLYN ANN MAINWOOD; AQUA FINANCE, INC. are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <https://flagler.realforeclose.com>, at 11:00 AM, on November 03, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 45, SUBDIVISION MAP PINE GROVE - SECTION-26 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 78 PIEDMONT 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 6 day of October, 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: flmail@raslg.com
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
dsalem@raslg.com
 22-028615 - MIM
 October 12, 19, 2023

23-00175G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-000195

IN RE: ESTATE OF ZONY AMPARO CARDONA Deceased.

The administration of the estate of ZONY AMPARO CARDONA, deceased, whose date of death was January 19, 2021, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, 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 October 12, 2023.

Personal Representative:

Marco A. Monzon
 57 Riverina Dr.
 Palm Coast, Florida 32164

Personal Representative

Attorney for Personal Representative:
 DONOVAN A. HUSEMAN, JR.
 FBN: 0765511

737 S. Ridgewood Ave., Suite 120
 Daytona Beach, FL 32114

Telephone: (386) 256-2586
 Fax: (386) 256-2588

E-Mail: dhuseman@donhusemanlaw.com

Secondary:
assistant.donhusemanlaw@gmail.com

Attorney for the Personal Representative
 October 12, 19, 2023

23-00177G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000409

Division 48

IN RE: ESTATE OF: ILENA KOFFSKY Deceased.

The administration of the estate of Ilena Koffsky, deceased, whose date of death was April 15, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 October 12, 2023.

Personal Representative:

Gary S. Koffsky
 96 Udalia Court
 West Islip, NY 11795

Attorney for Personal Representative:

Sean Langton, Esq.
 E-mail Address:
sean.langton@nelsonmullins.com

laura.doyle@nelsonmullins.com

Florida Bar No. 84414

Nelson Mullins Riley & Scarborough, LLP
 1905 NW Corporate Blvd., Ste. 310
 Boca Raton, FL 33431

Telephone: (561) 343-6900
 October 12, 19, 2023

23-00178G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022 CA 000810

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CALVIN KENNETH EDWARDS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2023, and entered in 2022 CA 000810 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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 CALVIN KENNETH EDWARDS, DECEASED; WANDA GLAVIN; CALVIN EDWARDS, JR.; CRYSTAL EDWARDS are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <https://flagler.realforeclose.com>, at 11:00 AM, on November 03, 2023, the following described property as set forth in said Final Judgment, to wit:

LAND SITUATED IN THE TOWN OF BUNNELL IN THE COUNTY OF FLAGLER IN THE STATE OF FL. LOTS 7 AND 8, BLOCK 28, TOWN OF BUNNELL, AS PER MAP RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Property Address: 507 N ORANGE ST, 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 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 6 day of October, 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: flmail@raslg.com
 October 12, 19, 2023

23-00176G

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA. CASE No. 2023 CA 000679

BANK OF AMERICA, N.A., PLAINTIFF, VS. THE ESTATE OF JOSEPH R. MYRIE A/K/A JOSEPH ROBERT MYRIE A/K/A JOSEPH MYRIE (DECEASED), ET AL. DEFENDANT(S).

To: PAULA A. JARRET
 RESIDENCE: UNKNOWN
 LAST KNOWN ADDRESS: 1521 SW 50th Ave, Fort Lauderdale, FL 33317

To: PAULA A. JARRETT, AS PERS. REP. OF THE ESTATE OF JOSEPH R. MYRIE A/K/A JOSEPH ROBERT MYRIE A/K/A JOSEPH MYRIE (DECEASED)

RESIDENCE: UNKNOWN
 LAST KNOWN ADDRESS: 1521 SW 50th Ave, Fort Lauderdale, FL 33317

To: THE ESTATE OF JOSEPH R. MYRIE A/K/A JOSEPH ROBERT MYRIE A/K/A JOSEPH MYRIE (DECEASED)

RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 15 Farmsworth Dr, Palm Coast, FL 32137

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

LOT 3, BLOCK 5, OF PALM COAST, MAP OF FLORIDA PARK, SECTION 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 37, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

Date: 10/5/2023

Tom Bexley
 Clerk of the Circuit Court
 (SEAL) By: /s/ Margarita Ruiz
 Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC
 attorneys for Plaintiff
 1515 South Federal Highway, Suite 100
 Boca Raton, FL 33432
 Our Case #: 23-000514 -HELOC-F)2023
 CA 000679/BOA
 October 12, 19, 2023

23-00173G



SAVE TIME
 Email your Legal Notice
legal@palmcoastobserver.com



SAVE TIME
 Email your Legal Notice
legal@palmcoastobserver.com

LIGHTNING SAFETY TIPS

For those of us living in Florida, we know that along with the warm weather come powerful storms. Keep safe by practicing the following tips:

If you hear thunder roar, go indoors immediately.

Find a safe, enclosed center such as home, or hard-top vehicles with the windows rolled up.

Stay away from tall structures, such as telephone poles and trees.

Avoid contact with water during a storm as lightning can travel through plumbing.

Don't use anything connected to an electrical outlet, such as computers, washers, etc. Lightning can travel through electrical systems.

Avoid open structures such as porches, gazebos, baseball dugouts, and sports arenas. These structures won't protect you from lightning.

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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 SaphsCreations located at 5883 Apricot Avenue, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 10th day of October, 2023.	
Danielle Johnstone	
October 12, 2023	23-00259F

FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION	
File No. 2023 CP 000544	
Division 48	
IN RE: ESTATE OF THOMAS B. TROUSDELL, III, aka THOMAS BRUCE TROUSDELL 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 Thomas B. Trousdell, III, also known as Thomas Bruce Trousdell, deceased, File Number 2023 CP 000544 by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was March 9, 2023; that the total value of the estate is \$20,735.89 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Thomas B. Trousdell, IV, as Trustee of the Thomas B. Trousdell, III Living Trust dated September 15, 2011 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 October 12, 2023.

Person Giving Notice:
Thomas B. Trousdell IV
c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114

W. Denis Shelley, Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: shelley@legacylaw313.com
Secondary E-Mail: linda@legacylaw313.com
October 12, 19, 2023 23-00169G

FIRST INSERTION	
PUBLIC NOTICE	
Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 45-foot pole at the approx. vicinity of Right of Way on South side of Hwy 100, 76FT West of Old Kings Road, Palm Coast, Flagler County, Florida 32137. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: <i>Trileaf Corp, Brittany Sain b.sain@trileaf.com 1051 Winderley Place, Suite 201, Maitland, Florida 32751, 407-660-7840.</i>	

October 12, 2023	23-00256F
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FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION	
File No. 23 CP 381	
Division 48	
IN RE: ESTATE OF NANCY LEE BARTLETT Deceased.	

The administration of the estate of NANCY LEE BARTLETT, deceased, whose date of death was February 6, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Building #1 - Kim C. Hammond Justice Center. 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 October 12, 2023.

Personal Representative:
LAWRENCE EDWARD BEIGLIE
850 Creekwood Drive
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: dvidal@legalteamforlife.com
Secondary E-Mail: proserv@legalteamforlife.com
October 12, 19, 2023 23-00170G

FIRST INSERTION	
GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING	
Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, October 19, 2023, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.	
Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.	

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Grand Haven Community Development District David McInnes, District Manager (321) 263-0132, Ext. 193	
October 12, 2023	23-00255F

FIRST INSERTION	
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RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2022 CA 000405
WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1,

Plaintiff, vs.
ADAM T. MIGRYS; MARGARET E. MIGRYS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 18, 2023 entered in Case No. 2022 CA 000405 of the Circuit Court in and for Flagler County, Florida, wherein WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1 is Plaintiff and ADAM T. MIGRYS; MARGARET E. MIGRYS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TOM BEXLEY, Clerk of the Circuit Court, will sell to the highest and best bidder for cash https://flagler.realforeclose.com, 11:00 a.m., on December 1, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

A PART OF TRACT 1, AND A PART OF TRACT 3, BLOCK 13, LYING IN SECTION

FIRST INSERTION	
NOTICE TO ESTABLISH A NEW BRANCH	
Notice is hereby given that TD Bank, N.A., 2035 Limestone Road, Wilmington, DE 19808, has applied to the Office of Comptroller of the Currency on or about October 10 th , 2023 as specified in 12 CFR 5 for permission to establish a new branch to be located at 1300 Palm Coast Parkway SW, Palm Coast, Flagler County, FL 32137.	
Any person wishing to comment on this application may file comments in writing with the Director for Large Bank Licensing, Office of the Comptroller of the Currency, 7 Times Square, Large Bank Licensing, 10 th Floor Mailroom, New York, New York 10036 within 30 days after the date of this publication. Written requests for a copy of the public portion of the application should be sent to the Director for District Licensing.	

October 12, 2023	23-00258F
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FIRST INSERTION	
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TO THE EAST LINE OF SAID 50.00 FOOT RIGHT-OF-WAY; THENCE SOUTH ALONG THE SAID EAST LINE A DISTANCE OF 432.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Flagler County Courthouse. Telephone 904-437-7430 or 1-800-955-8770 via Florida Relay Service.

DATED October 4, 2023.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1396-182543 / TM1
October 12, 19, 2023 23-00172G

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.: 2019 CA 000222	
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA18	
Plaintiff(s), vs.	
DMITRI LOZOVSKY A/K/A D. LOZOVSKY; MARINA LOZOVSKY; UNKNOWN HEIRS OF DMITRI LOZOVSKY A/K/A D. LOZOVSKY; UNKNOWN HEIRS OF MARINA LOZOVSKY; Defendant(s).	
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 4, 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 3rd day of November, 2023 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:	
Lot 7, Block 102, Palm Coast, Map of Easthampton, Section 34, according to map or plat thereof as recorded in Plat Book 11, Pages 30 through 49, inclusive, of the Public Records of Flagler County, Florida.	
Property address: 102 Evans Drive, 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 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@padgettawgroup.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@padgettawgroup.com	
Attorney for Plaintiff	
TDP File No. 20-028964-1	
October 5, 12, 2023	23-00165G

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION	
File No. 2023 CP 594	
Division 48	
IN RE: ESTATE OF KEVIN DEAN GRAVETT 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 KEVIN DEAN GRAVETT, deceased, File Number 2023 CP 594, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Building #1 - Kim C. Hammond Justice Center, Bunnell, Florida 32110; that the decedent's date of death was March 24, 2023; that the total non-exempt 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	
Brenda Gravett	
6908 Skyhawk Drive	
Fayetteville, NC 28314	
Jason P. Gravett	
22-B North Main Street	
Antrim, New Hampshire 03440	

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 October 5, 2023.	
Person Giving Notice: Brenda Gravett 6908 Skyhawk Drive Fayetteville, North Carolina 28314 Attorney for Person Giving Notice Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVIDal@legalteamforlife.com Secondary E-Mail: ProServ@legalteamforlife.com October 5, 12, 2023 23-00167G	

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION	
File No. 2023 CP 000495	
Division 48	
IN RE: ESTATE OF WALTER M. BODACZEWSKI, aka WALTER BODACZEWSKI and WALTER MICHAEL BODACZEWSKI 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 Walter M. Bodaczewski, also known as Walter Bodaczewski, and Walter Michael Bodaczewski, deceased, File Number 2023 CP 000495, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was November 11, 2022; that the total value of the estate is \$60,925.08 and that the names and addresses of those to whom it has been assigned by such order are:	
Name Address	
Eugene C. Nelson	
c/o Legacy Law Associates, P.L.	
313 S. Palmetto Avenue	
Daytona Beach, FL 32114	
Joan J. Nelson	
c/o Legacy Law Associates, P.L.	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION	
File No. 2023 CP 000600	
Division 48	
IN RE: ESTATE OF MICHAEL JOSEPH CANNIZZARO Deceased.	
The administration of the estate of Michael Joseph Cannizzaro, deceased, whose date of death was June 6, 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, 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 de-	

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA.	
CASE NO. 2023 CA 000728	
WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFC1, ASSET-BACKED PASS-THROUGH CERTIFICATES, PLAINTIFF, VS.	
JILL PAGAN A/K/A JILL T. PAGAN A/K/A JILL PUDICK, ET AL. DEFENDANT(S).	
To: RANDOLPH PAGAN A/K/A RANDOLPH C. PAGAN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 82 Belvedere Lane, Palm Coast, FL 32137	
To: UNKNOWN SPOUSE OF RANDOLPH PAGAN A/K/A RANDOLPH C. PAGAN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 82 Belvedere Lane, Palm Coast, FL 32137	
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Flagler County, Florida:	
LOT 63, BLOCK 3, BELLE TERRE, SECTION 11, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT IN OFFICIAL RECORDS BOOK 35, PAGE 528, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.	

FIRST INSERTION	
NOTICE OF FORFEITURE	
A 2004 White Honda CBR 1000RR, (VIN: JH2SC57034M003998) was seized for forfeiture by the Flagler County Sheriff's Office on August 20, 2023. The item was seized at or near I-95 MM284, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000889 in the 7th Circuit Court.	

October 12, 19, 2023	23-00260F
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FIRST INSERTION	
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NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

Case No. 2022-DR-000651
IN RE: THE ADOPTION OF OLIVIA BURGOEZ DOB 04-11-16
By Petitioners: **KIMBERLY WALBERG BRIAN WALBERG**
TO: Emily Marguerite Burgoez
Address unknown

YOU ARE HEREBY NOTIFIED that an action for PETITION FOR ADOPTION has been filed against you and that you are required to serve a copy of your written defenses, if any, to this action on petitioner or petitioner's attorney:

JONATHAN H. GLUGOVER, ESQ.
P.O. Box 2613
Daytona Beach, Florida 32115
on or before NOVEMBER 12, 2023 and file the original with the clerk of the Circuit Court at 1769 E. Moody Blvd., Bldg #1, Bunnell FL 32110 before service on Petitioner, Attorney or immediately thereafter. If you fail to do so, a default may 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. Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 10/5/2023.
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Tabatha Strack
Deputy Clerk
Oct. 12, 19, 26; Nov. 2, 2023 23-00174G



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023 32171 CICI WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A., Plaintiff, vs. TERRI BARBRE, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF ROBERT WADE LINCH, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE NORTHERLY 100 FEET OF THE SOUTHERLY 265 FEET OF THE WESTERLY 105 FEET, EXCEPT THE WESTERLY 30 FEET THEREOF, LOT 13, BLOCK 35, MARY C. FLEMMING SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before NOV 17 2023, a date which is within thirty (30) days after the first publication of this Notice in 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 seal of this Court this 2 day of October, 2023.

LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton DEPUTY CLERK

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-07258FL October 12, 19, 2023 23-002651

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 11487 CIDL NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. HELEN C. POPHAM, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 5, 2023 in Civil Case No. 2022 11487 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is Plaintiff and Helen C. Popham, 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 2nd day of November, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 14813 AND 14814, BLOCK 477, FLORIDA SHORES UNIT NO. 26, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 246, 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 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08405FL October 12, 19, 2023 23-002711

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021 11383 CIDL FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KAREN AYLES-ROCHESTER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2022, and entered in 2021 11383 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KAREN AYLES-ROCHESTER are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on November 02, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, DELEON OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 40, PAGE 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 5025 DELEON OAKS CT, DE LEON SPRINGS, FL 32130

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 6 day of October, 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: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-011065 - MiM October 12, 19, 2023 23-002701

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-11999-PRDL Division 10

IN RE: ESTATE OF PATRICIA E. BERGER a/k/a PATRICIA BERGER Deceased.

The administration of the estate of Patricia E. Berger, deceased, whose date of death was April 14, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 12, 2023.

Personal Representative: Sharon Colbaugh 7208 Hydrus Drive Harrison, Tennessee 37341 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 October 12, 19, 2023 23-002681

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 12185 PRDL Division 10

IN RE: ESTATE OF NICHOLAS G. NIMMO Deceased.

The administration of the estate of Nicholas G. Nimmo, deceased, whose date of death was July 29, 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 October 12, 2023.

Personal Representative: Glynnis C. Nimmo c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M. Holland, Attorney Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com October 12, 19, 2023 23-002691

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 11992 CIDL

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. GARY J. FLYNN AND ROBIN P. FLYNN, et al. Defendant(s), TO: GARY J. FLYNN, and ROBIN P. FLYNN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 13, BLOCK 1351, DELTONA LAKES, UNIT FORTY-FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 300 THROUGH 131, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before NOV 07 2023/(30 days from Date of First Publication of this Notice) 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 filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 22 day of September, 2023.

LAURA E ROTH CLERK OF THE CIRCUIT COURT BY: /s/ Jennifer M. Hamilton DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-107479 October 12, 19, 2023 23-002671

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 11978 CIDL

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. DIANE E. MEADOWS A/K/A DIANE MEADOWS, et al. Defendant(s), TO: DIANE E. MEADOWS A/K/A DIANE MEADOWS, and UNKNOWN SPOUSE OF DIANE E. MEADOWS A/K/A DIANE MEADOWS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE SOUTH 15 FEET OF LOT 11, AND ALL OF LOTS 12, 13, AND 14, GEORGE B. CLARK'S SUBDIVISION OF LOTS 5 AND 6, BLOCK 16, ROGERS DELAND, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGES 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before NOV 13 2023/(30 days from Date of First Publication of this Notice) 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 filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 28 day of September, 2023.

LAURA E ROTH CLERK OF THE CIRCUIT COURT BY: /s/ Jennifer M. Hamilton DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-107490 October 12, 19, 2023 23-002661

FIRST INSERTION

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

CASE NO.: 2023 11663 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MARGARET A. MOODY; UNKNOWN SPOUSE OF MARGARET A. MOODY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 AM on the 14 day of November 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 46, BLOCK 12, DELTONA LAKES UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGES 96 THROUGH 100, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 1424 HARTLEY AVE, DELTONA, FL 32725

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM,

YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 5 day of October 2023. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 cservice@decubaslewis.com 23-00947 October 12, 19, 2023 23-002631

FIRST INSERTION

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

CASE NO.: 2023 36469 COCI SANDPOINT CONDOMINIUM MANAGEMENT ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DONNA DILLON, individually; UNKNOWN SPOUSE OF DONNA DILLON; and ALL UNKNOWN TENANTS/OWNERS,, Defendants.

TO: Donna Dillon 3408 S Atlantic Avenue, Unit 70 DAYT BCH SH, FL 32118 Donna Dillon 14704 Batavia Drive Centreville, VA 20120 Unknown Spouse Of Donna Dillon 3408 S Atlantic Avenue, Unit 70 DAYT BCH SH, FL 32118 Unknown Spouse Of Donna Dillon 14704 Batavia Drive Centreville, VA 20120

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Volusia County Florida, commonly known as 2615 S Atlantic Avenue, Unit 3A, Daytona Beach Shores, 32118, and more particularly described as:

Unit A-3, Sandpoint Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded per Official Records Book 2625, Page 158, Official Records Book 3605, Page 0830, per Official Records Book 6673, Page 4560, per Official Records Book 6611, Page 4736, as amended from time to time, of the Official Records of Volusia County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in Business Observer.

DATED: OCT 03 2023 LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton DEPUTY CLERK

DI MASI | BURTON, P.A. the Plaintiff's attorney 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 October 12, 19, 2023 23-002721

FIRST INSERTION

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

CASE No. 2023 11983 CIDL MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. PETER GOODMAN F/K/A PETER KENYERES, ET AL. DEFENDANT(S).

To: PETER GOODMAN F/K/A PETER KENYERES RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 501 Rylane Street, De Leon Springs, FL 32130 Street; TO: UNKNOWN SPOUSE OF PETER GOODMAN F/K/A PETER KENYERES RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 501 Rylane Street, De Leon Springs, FL 32130

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

THE EAST 10 FEET OF LOT 24, AND ALL OF LOT 25, BLOCK A, RYLANE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 280, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 45 days after the first publication of this notice, either before NOV 17 2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096 , 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Date: October 2, 2023

LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Our Cases: 23-000695-REV-FHA-F/2023 11983 CIDL/PHH October 12, 19, 2023 23-002641

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 Bohoclayco located at 1851 LPGA Blvd, Apt 12201, in the City of Daytona Beach, Volusia County, FL 32117 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of October, 2023 Kelsey Piazza October 12, 2023 23-00150V

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2023 31922 CICI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,
Plaintiff, vs.
DEBRA L. NEMECEK, et al.
Defendant(s).
TO: VOLUNTARY BENEFICIARIES OF THE DEBRA NEMECEK REVOCABLE TRUST U/W/A DATED MAY 18, 2000, AS AMENDED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2023 11131 CIDL
BANKUNITED N.A.,
Plaintiff, v.
KELLY RIGGINS, JR.; UNKNOWN SPOUSE OF KELLY RIGGINS, JR.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order dated September 28, 2023 entered in Civil Case No. 2023 11131 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein BANKUNITED N.A., Plaintiff and KELLY RIGGINS, JR., are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on November 2, 2023 the following described property as set forth in said Final Judgment, to-wit: THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA STATE OF FLORIDA TO WIT: LOT 2, BLOCK 955, DELTONA LAKES UNIT THIRTY-SIX, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE (S) 164 THROUGH 170, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 3364 Newmark Dr, Deltona, FL 32738 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Submitted By: Jordan Shealy; Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CRF22138-JMV October 5, 12, 2023 23-002601

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2022 10160 CIDL
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JOHN BELMORE A/K/A JOHN M. BELMORE, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 18, 2023, and entered in Case No. 2022 10160 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which U.S. Bank National Association, is the Plaintiff and John Belmore a/k/a John M. Belmore, Florida Housing Finance Corporation, ISPC, Shawna Belmore, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the October 19, 2023 the following described property as set forth in said Final Judgment of Foreclosure: LOT 12, BLOCK 1613, DELTONA LAKES UNIT SIXTY-TWO, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 28, PAGES 95 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 3619 PAMONA ST DELTONA FL 32738 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. ATTENTION PERSONS WITH DISABILITIES: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. 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. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907. Dated this 27 day of September, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. CT - 22-000626 October 5, 12, 2023 23-002591

unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 6 PELICAN BAY, PHASE II, RECORDED IN MAP BOOK 37, PAGE 7, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before NOV 02 2023/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either

SECOND INSERTION

NOTICE TO CREDITORS (Intestate) IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2023 11275 PRDL
IN RE: ESTATE OF OLIVIA SERMONS
The administration of the estate of OLIVIA SERMONS, deceased, Case Number 2023 11275 PRDL, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address, which is 101 North Alabama Avenue, DeLand, FL 32724. The name and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other person having claims or demands against decedent's estate, including unmaturing, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO 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 October 5, 2023.
Personal Representative
ANDRE LARON WILLIAMS
1655 East Paradise
Daytona Beach, Florida 32119
Attorney for Personal Representative
STOKES LAW GROUP, PLLC
Shaunette Stokes, Esq. / Florida Bar No. 109278
10150 Highland Manor Drive, Suite 200 Tampa, Florida 33610 (813) 444-4156 / (813) 702-1976 - Facsimile shaunette@stokeslegalcounsel.com
Attorneys for Petitioner
Secondary e-mails: admin@stokeslegalcounsel.com info@stokeslegalcounsel.com
October 5, 12, 2023 23-002611

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 12232 PRDL
Division 10
IN RE: ESTATE OF CYNTHIA LORRAINE DUBECKY, aka CYNTHIA L. DUBECKY
Deceased.
The administration of the estate of Cynthia Lorraine Dubecky, also known as Cynthia L. Dubecky, deceased, whose date of death was October 24, 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 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 October 5, 2023.
Personal Representative:
Richard Kondenar
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Edward A. Dimayuga, Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: ed@legacylaw313.com
Secondary E-Mail: paralegal@legacylaw313.com
October 5, 12, 2023 23-002561

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 filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 18 day of September, 2023.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Jennifer M. Hamilton
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
22-022993
October 5, 12, 2023 23-002621

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2022 11553 CIDL
MIDFIRST BANK
Plaintiff, v.
NORMA J. O BRYANT; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF NORMA J. O BRYANT; 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 July 20, 2023 and Order Rescheduling Foreclosure Sale entered on September 15, 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: EAST 1/2 OF SOUTH 200 FEET OF LOT 4, BLOCK 22, MAP OF DELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK "I", PAGE 201, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 333 E CHURCH ST, DELAND, FL 32724-4308 at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on October 24, 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 28th day of September, 2023.
eXL Legal, PLLC
Designated Email Address: efling@exllegal.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
111090062
October 5, 12, 2023 23-002501

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 11991 PRDL
Division 10
IN RE: ESTATE OF MARY L. ALLABEN, aka MARY LOUISE ALLABEN
Deceased.
The administration of the estate of Mary L. Allaben, also known as Mary Louise Allaben, deceased, whose date of death was June 24, 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 October 5, 2023.
Personal Representative:
Rose Anne Cuzzo
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley, Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: shellej@legacylaw313.com
Secondary E-Mail: linda@legacylaw313.com
October 5, 12, 2023 23-002571

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2022 11287 CIDL
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS3,
Plaintiff, vs.
JEREMY AUSTIN; UNKNOWN SPOUSE OF JEREMY AUSTIN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 02 day of November 2023, the

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/03/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1985 SAND HS FL-FL2AF067905850 & FLFL2BF067905850 . Last Tenants: SUZANNE MONIQUE FISCHER and all unknown parties beneficiaries heirs . Sale to be at SUN HOLLY FOREST LLC, 1000 WALKER STREET, HOLLY HILL, FL 32117. 813-241-8269.

October 5, 12, 2023 23-00149V

SECOND 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 11598 CIDL
TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK,
Plaintiff, vs.
MEGAN KELLY DOUGHERTY, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 25, 2023 in Civil Case No. 2022 11598 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Deland, Florida, wherein TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK is Plaintiff and MEGAN KELLY DOUGHERTY, 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 October, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Unit A-103, of Deland Oaks, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1770, Page 1315, and all exhibits and amendments thereof, 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 Meryn 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: MRService@mccalla.com Fla. Bar No.: 0146803 7216684 22-01588-2 October 5, 12, 2023 23-002511

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019 12121 CIDL
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE HENRY, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2019 12121 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE HENRY, DECEASED; MARY HALL HENRY; CHESTER LOUIS HENRY; BERNADINE HENRY; DOROTHY JEAN HENRY PERCY ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on October 24, 2023, the following described property as set forth in said Final Judgment, to wit: WEST 110 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH-

SECOND INSERTION

following described property as set forth in said Final Judgment, to wit: LOTS 13814 AND 13815, BLOCK 444, FLORIDA SHORES NO. 23 (REVISED), ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 243, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 3318 TRAVELERS PALM DR, EDgewater, FL 32141 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
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.

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 10/20/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1990 PALM HS PH066583A & PH066583B . Last Tenants: ESTATE OF LESLIE FORD, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF LESLIE FORD AND PHIL DANLEY. Sale to be at LACOSTA PROPERTY LLC, 1275 LA COSTA VILLAGE BLVD, PORT ORANGE, FL 32129. 813-241-8269.

October 5, 12, 2023 23-00148V

SECOND 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.,
Defendant.
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 26th day of October, 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, 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 711. WITNESS my hand and the seal of this Court this 28 day of September, 2023. LAURA E. ROTH As Clerk of the Court (SEAL) By /s/ Jennifer M. Hamilton As Deputy Clerk

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 12086 PRDL
Division 10
IN RE: ESTATE OF SALLY JO KRIEGSMAN
Deceased.
The administration of the estate of SALLY JO KRIEGSMAN, deceased, whose date of death was July 20, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 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 October 5, 2023.
Personal Representative:
Darryl R. Madewell
1326 S. Ridgewood Avenue, Suite 18
Daytona Beach, Florida 32114-6190
Attorney for Personal Representative:
W. Denis Shelley, Attorney
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: shellej@legacylaw313.com
Secondary E-Mail: troy@legacylaw313.com
October 5, 12, 2023 23-002551

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019 12121 CIDL
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE HENRY, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2019 12121 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE HENRY, DECEASED; MARY HALL HENRY; CHESTER LOUIS HENRY; BERNADINE HENRY; DOROTHY JEAN HENRY PERCY ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on October 24, 2023, the following described property as set forth in said Final Judgment, to wit: WEST 110 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH- EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LESS THE SOUTH 75 FEET AS DESCRIBED IN O. R. BOOK 2782, PAGE 280, AND LESS PROPERTY DESCRIBED IN O. R. BOOK 2782, PAGE 280 TO THE COUNTY OF VOLUSIA, AND LESS RIGHT OF WAY FOR BERESFORD ROAD. Property Address: 334 W BERESFORD ROAD, DELAND, FL 32720 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 28 day of September, 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: flmail@raslg.com 19-378233 - Arc October 5, 12, 2023 23-002581



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com