PUBLIC NOTICES

THURSDAY, OCTOBER 12, 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 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,

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

23-00175G

October 12, 19, 2023

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

ZONNY AMPARO CARDONA

FIRST INSERTION

Deceased.
The administration of the estate of ZOONY 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 ad-

dresses 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 AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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

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 $\hbox{E-Mail: dhuseman@donhusemanlaw.com}$ Secondary:

assistant.donhusemanlaw@gmail.com Attorney for the Personal Representative October 12, 19, 2023

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 ecedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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 Addresses: sean.langton@nelsonmullins.com laura.doyle@nelson mullins.comFlorida Bar No. 84414 Nelson Mullins Riley & Scarborough, LLP $1905~\mathrm{NW}$ Corporate Blvd., Ste. 310Boca Raton, FL 33431 October 12, 19, 2023

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, GRANTEES, 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, GRANTEES, 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 22-069454 - NaC 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),

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 Fla-

gler 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.

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 appear ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are

Date: 10/5/2023

hearing or voice impaired, call 711.

Clerk of the Circuit Court (SEAL) By: /s/ Margarita Ruiz Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC

23-00173G

attorneys for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Our Case #: 23-000514 -HELOC-F\2023

 $CA~000679 \backslash BOA$ October 12, 19, 2023









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.

You. Your Neighbors. Your Neighborhood. ObserverLocalNews.com

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FIRST INSERTION

NOTICE TO ESTABLISH

A NEW BRANCH

cated at 1300 Palm Coast Parkway SW,

Palm Coast, Flagler County, FL 32137.

Any person wishing to comment on this ap-

plication 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

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

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 ${\it FLAGLER}~COUNTY, {\it FLORIDA}$ 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. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'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

FIRST INSERTION

PUBLIC NOTICE Cellco 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, Flager 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 Trileaf Corp, Brittany Sain b.sain@ trileaf.com 1051 Winderley Place, Suite 201, Maitland, Florida 32751, 407-660-7840.

October 12, 2023 23-00256F

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

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

NANCY LEE BARTLETT

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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 BEIGHLE

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 proserv@legalteamforlife.com 23-00170G October 12, 19, 2023

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 $\left(321\right)$ 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

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

Plaintiff, vs. ADAM T. MIGRYT; MARGARET E. MIGRYT; 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. MIGRYT; MARGARET E. MIGRYT; 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,

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

24, TOWNSHIP 12 SOUTH, RANGE 29 EAST, ST JOHNS DEVELOPMENT COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF SAID SECTION BEAR NORTH ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 686.10 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88 DEGREES 41 MINUTES 24 SECONDS EAST A DISTANCE OF 25.00 FEET TO THE EAST LINE OF A 50.00 FOOT RIGHT-OF-WAY BY PRESCRIPTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE LEAVING SAID EAST LINE CONTINUE SOUTH 88 DEGREES 41 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF TRACT 1, BLOCK 13 OF SAID SECTION A DISTANCE OF 636.11 FEET TO THE WEST LINE OF TRACT 3 OF SAID BLOCK; THENCE SOUTH 00 DEGREES 07 MINUTES 48 SECONDS WEST ALONG THE SAID WEST LINE A DISTANCE OF 92.03 FEET; THENCE LEAVING THE SAID WEST LINE SOUTH 88 DEGREES 41 MINUTES 01 SECONDS EAST A DISTANCE OF 660.90 FEET TO THE EAST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 15 MINUTES 33 SECONDS WEST ALONG THE SAID EAST LINE A DISTANCE OF 779.40 FEET TO THE NORTH LINE OF SAID TRACT; THENCE NORTH 88 DEGREES 44 MINUTES 44 SECONDS WEST ALONG SAID NORTH LINE AND NORTH LINE OF TRACT 1 OF SAID BLOCK A DISTANC.E OF 1056.31 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00 DEGREES 46 MINUTES 27 SECONDS WEST A DISTANCE OF 257.09 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 35 SECONDS

WEST A DISTANCE OF 240.61 FEET

TO THE EAST LINE OF SAID 50.00RIGHT-OF-WAY; SOUTH ALONG THE SAID EAST LINE A DISTANCE OF 432.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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

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

NOTICE OF FORFEITURE A 2004 White Honda CBR 1000RR, (VIN: Notice is hereby given that TD Bank, N.A. JH2SC57034M003998) was seized for 2035 Limestone Road, Wilmington, DE 19808, has applied to the Office of Compforfeiture by the Flagler County Sheriff's Office on August 20, 2023. The item was seized at or near I-95 MM284, Palm Coast troller of the Currency on or about October $10~{
m th}$, $2023~{
m as}$ specified in $12~{
m CFR}$ 5 for permission to establish a new branch to be FL. The Flagler County Sheriff is holding

FIRST INSERTION

Circuit Court. October 12, 19, 2023 23-00260F

the property for purposes of a current for

feiture action 2023 CA 000889 in the 7th

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 October 30, 2023 at 10:00am on www.storagetreasures. com . Where said property is stored at: Optimum Storage Solutions, Bunnell Fl, 32110 3363 N State St. Tenant: Oleg Gresko Unit A6 Contents: bins; tools; house items; kids items; collectibles; furniture

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

October 12, 19, 2023

23-00257F

FIRST INSERTION 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 BURGUEZ DOB 04-11-16 **By Petitioners:** KIMBERLY WALBERG BRIAN WALBERG TO: Emily Marguerite Burguez 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:

JONATHON 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

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; LINKNOWN 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,

Property address: 102 Evans Drive, Palm

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

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

Name Address Brenda Gravett 6908 Skyhawk Drive Fayetteville, NC 28314 Jason P. Gravett 22-B North Main Street Antrim, New Hampshire 03440

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. 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 ACCOM-MODATION 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 ASSIS-TANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN AD-VANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRA-TION, 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.comAttorney for Plaintiff TDP File No. 20-028964-1

October 5, 12, 2023

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

23-00165G

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. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'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 $\hbox{E-Mail: DVidal@legalteamforlife.com}\\$ Secondary E-Mail: ProServ@legalteamforlife.com October 5, 12, 2023

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2023 CP 000495 Division 48 RE: ESTATE OF WALTER M. BODACZEWSKI, aka WALTER BODACZEWSKI and WALTER MICHAEL BODACZEWSKI

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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-

Daytona Beach, FL 32114 ALL INTERESTED PERSONS ARE

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 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, NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DATE OF DEATH IS BARRED.

The date of first publication is October 5, 2023.

Person Giving Notice: Eugene C. Nelson c/o Legacy Law Associates, P.L. 313 S. Palmetto Avenue

Daytona Beach, FL 32114 Attorney for Person Giving Notice Edward A. Dimayuga Attorney for Personal Representative Florida Bar Number: 50634 313 South Palmetto Avenue Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386-) 258-0392 $\hbox{E-Mail: ed@legacylaw313.com}$ Secondary E-Mail: paralegal@legacylaw313.com October 5, 12, 2023 23-00163G

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-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: Melinda Cannizzaro c/o Legacy Law Associates, P.L. 313 South Palmetto Avenue

Daytona Beach, FL 32114 Attorney for Personal Representative: Edward A. Dimayuga, Attorney Florida Bar Number: 50634 Legacy Law Associates, P.L. 313 South Palmetto Avenue Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: Ed@LegacyLaw313.com Secondary E-Mail: para legal@LegacyLaw 313.com23-00164G October 5, 12, 2023

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).

RANDOLPH PAGAN A/K/A RANDOLPH C. PAGAN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 82 Belvedere Lane, Palm Coast, FL 32137 To: UNKNOWN SP SPOUSE 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, ACCORD-ING TO THE PLAT THEREOF AS RE-CORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRU-MENT IN OFFICIAL RECORDS BOOK 35, PAGE 528, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 2023-CA-000608 WASEEM DAKER, Plaintiff, vs.

WESAM DAKER and SAMEH DAKER, Defendants. NOTICE is hereby given that a civil action

commenced on May 31, 2023, and is now pending as case number 2023-CA-000608 in the Circuit Court in the State of Florida, County of Flager.

The name of the unserved party to the action is:

SAMEH DAKER ADDRESS UNKNOWN and the nature of the proceeding is a partition on Real Property - Non-Homestead

\$1 - \$50,000 or less.

This notice shall be published once during each week for four (4) consecutive weeks in the Business Observer

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, either before or immediately thereafter, otherwise a default may be entered against you for the relief de-

manded 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: 9/22/2023 Clerk of the Circuit Court (SEAL) By: /s/ Amy Perez Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC

23-00168G

attorneys for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Our Case #: 23-000741-F\2023 CA 000728 \CMS

October 5, 12, 2023

/s/Stefanny Rosales

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief

demanded in the complaint or petition. WITNESS my hand and the seal of said court at Flager County, Florida on the day of 9/28/2023.

AS CLERK OF THE COURT (SEAL) BY /s/ Margarita Ruiz As Deputy Clerk

Stefanny Rosales, Esq Florida Bar No.: 1031475 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: srosales@hacheylawpa.com

October 5, 12, 19, 26, 2023 23-00166G



12**B**

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

Plaintiff, vs TERRI BARBRE, et al., Defendant.

ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

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 SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUB-LIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are

WITNESS my hand and seal of this Court this 2 day of October, 2023.

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

Submitted by: MCCALLA RAYMER LEIBERT PIERCE,

225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850



The Observer delivered to your driveway

Call 386.447.9723

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

Judgment, to-wit: LOTS 14813 AND 14814, BLOCK 477, FLORIDA SHORES UNIT NO. 26, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 246, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

property as set forth in said Summary Final

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, Davtona 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



legal@palmcoastobserver.com

FIRST INSERTION

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,

KAREN AYTES-ROCHESTER, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant

LOT 9. DELEON OAKS SUBDIVISION.

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

Any person claiming an interest in the sur-plus 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

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.com20-011065 - MiM

October 12, 19, 2023



legal@palmcoastobserver.com

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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

23-00268I

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUISA 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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

23-00269I

October 12, 19, 2023 FIRST INSERTION

NOTICE OF FORECLOSURE SALE YOU WILL NOT BE ENTITLED TO

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

ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SUR-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 as-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

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 23-00947

October 12, 19, 2023

FIRST INSERTION

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

SOLELY AS OWNER TRUSTEE FOR

TO: GARY J. FLYNN, and ROBIN P. FLY-

whose residence is unknown and all parties

having or claiming to have any right, title or interest in the property described in the

YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the fol-

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

has been filed against you and you are required to serve a copy of your written de-

fenses, 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 ei-

ther before service on Plaintiff's attorney or

immediately thereafter: otherwise a default

will be entered against you for the relief de-

manded in the complaint or petition filed

THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2)

WITNESS my hand and the seal of this

CLERK OF THE CIRCUIT COURT

BY: /s/ Jennifer M. Hamilton

LAURA E ROTH

DEPUTY CLERK

Court at County, Florida, this 22 day of Sep-

CONSECUTIVE WEEKS.

Robertson, Anschutz, Schneid,

Crane & Partners, PLLC 6409 Congress Ave., Suite 100

PRIMARY EMAIL: flmail@raslg.com 23-107479

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

SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

DIANE E. MEADOWS A/K/A DIANE

TO: DIANE E. MEADOWS A/K/A DIANE

MEADOWS, and UNKNOWN SPOUSE

OF DIANE E. MEADOWS A/K/A DIANE

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.

action to foreclose a mortgage on the fol-

ALL OF LOTS 12, 13, AND 14, GEORGE B.

CLARKS SUBDIVISION OF LOTS 5 AND

6, BLOCK 16, ROGERS DELAND, AC-

CORDING TO MAP OR PLAT THEREOF

AS RECORDED IN MAP BOOK 6, PAG-ES 24, OF THE PUBLIC RECORDS OF

quired to serve a copy of your written de-

fenses, 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 im-

mediately thereafter; otherwise a default

will be entered against you for the relief de-

manded in the complaint or petition filed

THIS NOTICE SHALL BE PUB-

WITNESS my hand and the seal of this

CLERK OF THE CIRCUIT COURT

BY: /s/ Jennifer M. Hamilton

LAURA E ROTH

DEPUTY CLERK

23-00266I

23-00263I

LISHED ONCE A WEEK FOR TWO (2)

Court at County, Florida, this 28 day of Sep-

CONSECUTIVE WEEKS.

Robertson, Anschutz, Schneid,

6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

Crane & Partners, PLLC

tember, 2023.

23-107490

VOLUSIA COUNTY, FLORIDA.

YOU ARE HEREBY NOTIFIED that an

THE SOUTH 15 FEET OF LOT 11, AND

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

MEADOWS, et. al.

Defendant(s),

MEADOWS,

lowing property:

Boca Raton, FL 33487

October 12, 19, 2023

tember, 2023.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

RCF 2 ACQUISITION TRUST,

GARY J. FLYNN AND ROBIN P. FLYNN, et. al.

mortgage being foreclosed herein.

VOLUSIA COUNTY, FLORIDA.

Plaintiff, vs.

Defendant(s),

lowing property:

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 de-

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 6373, 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 | BUR-TON, 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

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 23-00272I

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,

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
To: UNKNOWN SPOUSE OF PETER GOODMAN F/K/A PETER KENYERES RESIDENCE: UNKNOWN LAST KNOWN ADDRESS

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 IO FEET OF LOT 24, AND

ALL OF LOT 25, BLOCK A, RYLANE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN MAP BOOK 11, PAGE 280, OF THE PUBLIC RECORDS OF VOLUSIA COUN-TY, 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 appear ance, 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 Case#: 23-000695-REV-FHA-F\2023

11983 CIDL\PHH 23-00264I October 12, 19, 2023

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 Kelsev Piazza

23-00150V

October 12, 2023

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, GRANT-EES OR OTHER CLAIMANTS

described property:

required to serve a copy of you 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 demand in the complaint.

LAURA E ROTH

Email: Accounts Payable@mccalla.com23-07258FL

23 - 08405 FLOctober 12, 19, 2023 23-00271I

Email your Legal Notice

NOTICE OF FORECLOSURE SALE

Plaintiff, vs.

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 MORT-GAGE CORPORATION is the Plaintiff and KAREN AYTES-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

ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 40, PAGE 122, OF THE PUB-LIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Florida Statutes, Section 45.031. IMPORTANT

Email your Legal Notice

we're siree



/real /relevant /trustworthy

Every story and every photo we publish

in print and online is truly local.

ObserverLocalNews.com

SUBSEQUENT INSERTIONS

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

7TH JUDICIAL CIRCUIT, IN AND FOR

VOLUSIA COUNTY, FLORIDA

CASE NO.: 2022 11287 CIDL

CIVIL DIVISION:

SOLELY AS OWNER TRUSTEE FOR

LEGACY MORTGAGE ASSET TRUST

Plaintiff, vs. JEREMY AUSTIN; UNKNOWN SPOUSE OF JEREMEY AUSTIN;

POSSESSION OF THE SUBJECT

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 high-

est 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

. Last Tenants: SUZANNE MONIQUE

FL2AF067905850 & FLFL2BF067905850

FISCHER and all unknown parties benefi-

ciaries heirs . Sale to be at SUN HOLLY FOREST LLC, 1000 WALKER STREET,

HOLLY HILL, FL 32117. 813-241-8269.

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,

MEGAN KELLY DOUGHERTY, et al.,

Defendants.
NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclo-

sure 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 MERG-

ER 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,

Unit A-103, of Deland Oaks, a Condo-

minium, according to the Declaration of

Condominium recorded in Official Records

Book 1770, Page 1315, and all exhibits and

amendments thereof, Public Records of

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

If you are a person with a disability who needs an accommodation in order to ac-

cess 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 Ad-

ministration, 125 E. Orange Ave., Ste. 300,

Daytona Beach, FL 32114; (386) 257-6096.

Hearing or voice impaired, please call 1

McCalla Raymer Leibert Pierce, LLC

reports the surplus as unclaimed.

Volusia County, Florida.

(800) 955-8770.

/s/ Robyn Katz

Robyn Katz, Esq.

Attorney for Plaintiff

Phone: (407) 674-1850

Fax: (321) 248-0420

Fla. Bar No.: 0146803

October 5, 12, 2023

7216684

22-01588-2

110 SE 6th Street, Suite 2400

Email: MRService@mccalla.com

Fort Lauderdale, FL 33301

23-00149V

October 5, 12, 2023

Plaintiff, vs.

F.S. 715.109. 1985 SAND HS FL-

UNKNOWN TENANT IN

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

2021-GS3,

PROPERTY,

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: UNKNOWN BENEFICIARIES OF THE DEBRA NEMECEK REVOCABLE TRUST U/W/A DATED MAY 18, 2000, AS

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, RE-CORDED IN PLAT BOOK 27, PAGE (S) 164 THROUGH 170, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 3364 Newmark Dr, Del-

tona, FL 32738 ANY PERSON CLAIMING AN INTER-EST 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: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CRF22138-JMV October 5, 12, 2023 23-00260I

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45IN THE CIRCUIT COURT OF THE 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 RE-CORDS OF VOLUSIA COUNTY, FLOR-

A/K/A 3619 PAMONA ST DELTONA FL

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-

THIS IS NOT A COURT INFORMA-TION 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

23-00259I

October 5, 12, 2023

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, RE-CORDED IN MAP BOOK 37, PAGE 7, PUBLIC RECORDS OF VOLUSIA COUN-

TY, 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 OL-IVIA 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 unmatured, 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 unmatured, 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@stokeslegal counsel.comAttorneys for Petitioner Secondary e-mails: admin@stokeslegalcounsel.com info@stokeslegalcounsel.com 23-00261I

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION le No. 2023 12232 PRDI 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 represen-

tative'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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-TICE.

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 18 day of Sep-

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

23-00262I October 5, 12, 2023

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, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK "I", PAGE 201, OF THE

PUBLIC RECORDS OF VOLUSIA COUN-TY, FLORIDA. a/k/a 333 E CHURCH ST, DELAND, FL

32724 - 4308at 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 vou. 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: efiling@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

23-00250I

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 11991 PRDL

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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 Cuozzo

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 $\hbox{E-Mail: shelley@legacylaw313.com}$ Secondary E-Mail: linda@legacylaw313.com October 5, 12, 2023

23-00257I

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 TRAVEL-ERS 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 RE-PORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-MAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY

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.

CLAIM THE SURPLUS.

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 pursu ant to F.S. 715.109. 1990 PALM HS PH066583A & PH066583B . Last Tenants: ESTATE OF LESLIE FORD, ALL UNKNOWN PARTIES, BENEFI-CIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF LESLIE FORD AND PHIL DANLEY. Sale to be at LACOSTA PROPERTY LLC, 1275 LA COSTA VIL-LAGE 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 Foreclo sure 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

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 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 23-00251I Fla. Bar No.: 146803 22-00954FL October 5, 12, 2023 23-00252I

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, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF EUGENE HENRY, DECEASED; MARY HALL HENRY; CHESTER LOUIS HENRY: BERNADINE HENRY: DORO-THY JEAN HENRY PERCY; UNITED STATES OF AMERICA, ACTING ON BE-HALF OF THE SECRETARY OF HOUS-ING 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 Judg-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 DE-SCRIBED IN O. R. BOOK 2782, PAGE 280 TO THE COUNTY OF VOLUSIA, AND LESS RIGHT OF WAY FOR BERES-FORD 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 penens 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 23-00258I

October 5, 12, 2023

olease contact Court Administration in advance of the date the service is needed:

Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114

Hearing or voice impaired, please call Dated this 26 day of September 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 eservice@decubaslewis.com

October 5, 12, 2023

SECOND INSERTION

23-00254I

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2023 12114 CIDL

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ANNE M. PHAREL, et al., Defendants. TO: ANNE M. PHAREL 2076 ALTOONA LN. DELTONA, FL 32738 UNKNOWN SPOUSE OF ANNE M. PHAREL 2076 ALTOONA LN,

DELTONA, FL 32738 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property: LOT 2, BLOCK 1427, DELTONA LAKES UNIT FIFTY-THREE, ACCORD-ING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 28. AT PAGES 32 THROUGH 42, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORI-

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before NOV 13 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint. 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 isneeded:

Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096

Hearing or voice impaired, please call 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 De Cubas & Lewis, P.A.

Attorney for Plaintiff PO BOX 5026 $CORAL\ SPRINGS, FL\ 33310$ 23-02015 October 5, 12, 2023

SECOND INSERTION NOTICE TO CREDITORS

23-00253I

VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 12086 PRDL Division 10 IN RE: ESTATE OF SALLY JO KRIEGSMAN

Deceased.

IN THE CIRCUIT COURT FOR

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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: shelley@legacylaw313.com Secondary E-Mail: troy@legacylaw313.com October 5, 12, 2023 23-00255I

SAVETIME Email your Legal Notice legal@palmcoastobserver.com