

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

PUBLIC NOTICES

THURSDAY, NOVEMBER 2, 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 TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-000275
IN RE: ESTATE OF DOMINICK JOHN PETRILLO, JR.
a/k/a Dominick J. Petrillo, Jr.
a/k/a Dominick J. Petrillo Deceased.

The administration of the Estate of Dominick John Petrillo, Jr. a/k/a Dominick J. Petrillo, Jr. a/k/a Dominick J. Petrillo, deceased, whose date of death was September 25, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg #1, Kim C. Hammond Justice Center, 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 November 2, 2023.

Personal Representative:
Nicole Lynn Salcedo
2047 West Rd.
Jacksonville, Florida 32216

Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624

Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail: filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com

November 2, 9, 2023 23-00185G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO. 2023-CA-000009

AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, v. PLAINKOV, SPOUSE, HEIRS, DEVISEE, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CATHERINE A. LESLIE (DECEASED) OR THROUGH THE ESTATE OF CATHERINE A. LESLIE; ROBERT ALLEN LESLIE; DAVID A. LESLIE; TONI DIANA LESLIE; THOMAS MITCHEL LESLIE AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT, IF ANY, Defendants.

NOTICE is hereby given that pursuant to the Consent Final Summary Judgment of Foreclosure dated October 20, 2023, the Clerk of the Circuit and County Court of Flagler County, Florida will sell to the highest and best bidder for cash in/ on electronically/online at www.flagler.realforeclose.com, Flagler County, Florida on JANUARY 5, 2024 at 11:00 am (E.S.T.), in accordance with Chapter 45 Florida Statutes, the following-described property situated in Flagler County, Florida: Lot 17, Block 7, of SUBDIVISION MAP FLORIDA PARK - SECTION-7 PALM COAST, according to the plat thereof, as recorded in Map Book 6, at Page 22, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

With a street address at: 39 Fleetwood Drive, Palm Coast, Florida 32137. Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim on same with the Clerk of Court within 60 days after the foreclosure sale.

DATED this 24th day of October, 2024.

/s/ Vivian A. Jaime, Esq.
Vivian A. Jaime, Esq.
FBN 714771

RITTER, ZARETSKY, LIEBER & JAIME, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: 305-372-0933
Email: Vivian@rjzlaw.com

November 2, 9, 2023 23-00186G

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023 CA 000561

CROSSCOUNTRY MORTGAGE, LLC Plaintiff(s), vs. PATRICK CONTI; STEPHANIE SILVERMAN; THE UNKNOWN SPOUSE OF PATRICK CONTI; THE UNKNOWN SPOUSE OF STEPHANIE SILVERMAN; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: PATRICK CONTI
LAST KNOWN ADDRESS: 154 BIRD OF PARADISE DRIVE, PALM COAST, FL 32137
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF PATRICK CONTI
LAST KNOWN ADDRESS: 154 BIRD OF PARADISE DRIVE, PALM COAST, FL 32137
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Flagler County, Florida, to foreclose certain real property described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA: LOT 19, BLOCK 137, BELLE TERRE - SECTION 35, PALM COAST PARK AT PALM COAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGES 2 THROUGH 26, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.. Property address: 154 Bird Of Paradise Drive, Palm Coast, FL 32137

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

DATED this day of 10/25/2023.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Amy Perez
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-003271-1

November 2, 9, 2023 23-00187G

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Theodor Jack Leinemann will engage in business under the fictitious name LUNA LUMIERE, with a physical address 44 colonial palm coast, FL 32137, with a mailing address 44 colonial palm coast, FL 32137, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 2, 2023 23-00272F

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 Flagler Fix All located at 41 Woodhollow Lane, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of October, 2023.

Red Hive Five LLC
November 2, 2023 23-00269F

FIRST INSERTION

Notice to Town Center at Palm Coast Community Development District Residents

The Board of Supervisors ("the Board") of the Town Center at Palm Coast Community Development District ("the District") currently has one vacancy in Seat #3 with the term expiring November 2026. The Board is seeking Qualified Elector candidates to fill the seat. Per Florida Statute, 190.003(17), "Qualified elector" means any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District and who registers to vote with the Supervisor of Elections in the county in which the District land is located." The meeting schedule is available at: https://www.towncenteratpalmcoast.org/meetings

All interested and qualified candidates are asked to contact the District Manager, Bob Koncar, by email at bob.koncar@infra-mark.com, or by telephone at (904) 626-0593. Any correspondence of expressions of interest and/or resumes that candidates would like to have presented to the Board for consideration of their candidacy must be provided to the District Manager no later than November 9, 2023. Please note that all materials provided become part of the public record. Interested candidates will be required to attend the next meeting (November 17, 2023, at 10:00 a.m.) so that they may address the Board regarding their candidacy, and, if appointed, be able to immediately assume office at that meeting.

November 2, 2023 23-00268F

FIRST INSERTION

Section 106 Public Notice

Diamond Towers V LLC proposes to construct a 154-foot tall Monopine tower located at 7 Club House Drive, Palm Coast, Flagler County, FL 32137. Parcel ID: 07-11-31-7008-000B0-0000 at Latitude N29° 33' 40.24", Longitude W81° 12' 11.52". Diamond Towers V LLC seeks comments from all interested persons on the impact of the tower on any districts, sites, buildings, structures, or objects significant in American history, architecture, archaeology, engineering, or culture, that are listed or eligible for listing in the National Register of Historic Places. Specific information about the project, including the historic preservation reviews that Diamond Towers V LLC is conducting pursuant to the rules of the Federal Communications Commission (47 C.F.R. Sections 1.1307(4)) and the Advisory Council on Historic Preservation (36 C.F.R. Part 800) will be made available to interested persons who request the information from the contact below. All questions, comments, and correspondence should be directed to Julia Klima at Dynamic Environmental Associates, Inc., 3850 Lake Street, Suite C, Macon, GA 31204, 877-968-4787, Sec106@DynamicEnvironmental.com within 30 days from the date of this publication. Re: 22310036"

November 2, 2023 23-00276F

FIRST INSERTION

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Wednesday, November 15, 2023, at 2:00 p.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 matters brought to the board.

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

November 2, 2023 23-00275F

FIRST INSERTION

NOTICE OF FORFEITURE
\$2,271.00 USD and a Ruger LCP .380 Firearm with serial #LCP80 37721901 was seized for forfeiture by the Flagler County Sheriff's Office on September 15, 2023.

The item(s) were seized at or near Belle Terre Pkwy, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000924 in the 7th Circuit Court.

November 2, 9, 2023 23-00271F

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



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 Palm Coast Laundromat located at 4845 Belle Terre Parkway, Suite A1, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2023.

ALS Palm Coast LLC
November 2, 2023 23-00273F

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 November 20, 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: Scott Anderson Unit A13
Contents: bins/crates; tools; house items
All purchased items are sold as is, where is, and must be removed within 48 hours.
Sale is subject to cancellation if settlement between the owner and obligated party is settled.

November 2, 9, 2023 23-00277F

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 November 20, 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: Scott Anderson Unit A13
Contents: bins/crates; tools; house items
All purchased items are sold as is, where is, and must be removed within 48 hours.
Sale is subject to cancellation if settlement between the owner and obligated party is settled.

November 2, 9, 2023 23-00277F

TAKE NOTICE

CALL 386-447-9723 TO PLACE YOUR NOTICE TODAY

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2023-CP-000703
DIVISION 48
IN RE: ESTATE OF: DONALD RODDE Deceased.

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

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

All other creditors of the decedent and the 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 26, 2023.

/s/ Brigida Miller
Brigida Miller, Personal Representative
14 Chinier Street
Palm Coast, FL 32164

J. AKIN, LAW
/s/ Jennifer Akin
Jennifer Akin, Esq.
Florida Bar No. 113117
6045 A1A S.
St. Augustine, FL 32080
Phone: (904) 320-0011
jennifer@jakinlaw.com
Attorney for Petitioner

October 26, Nov. 2, 2023 23-00183G

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023CA000644

LOANDEPOT.COM, LLC Plaintiff(s), vs. SHERRI CERALDI; UNKNOWN SPOUSE OF NICHOLAS CERALDI; LAFAYETTE FEDERAL CREDIT UNION; WALDHAUER & SON, INC.; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: SHERRI CERALDI
LAST KNOWN ADDRESS: 2 SOMERSET DR SOMERS, NY 10589

CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Flagler County, Florida, to foreclose certain real property described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF FLAGLER: LOT 12, BLOCK 9, FLORIDA PARK-SECTION-10, PALM COAST, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.. Property address: 17 Firethorn Lane, Palm Coast, FL 32137

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

DATED this day of 10/23/2023.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Amy Perez
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-004578-1

October 26, Nov. 2, 2023 23-00184G

SECOND INSERTION

NOTICE OF PUBLIC SALE

Go Store It 4601 E Moody Blvd A7 Bunnell, FL 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, Anyanna Wolfe #243, Jacob Jean-Pierre # 13, Cyperiana Murray # 207&210, Jacques Miscemsa # 71, 69 & 36, Phillip Fox # 64 containing household and other goods will be sold for cash on 11/10/23 at 2:00pm. With the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storagetreasures.com

October 26, November 2, 2023 23-00261F

FOURTH 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

October 12, 19, 26; Nov. 2, 2023 23-00174G

Observer
YOU VOICE TO BEG YOUR COMMUNITY

Get connected to your community for only

\$4.99

per month for digital.

Want to add the weekly print edition on your driveway? It's only \$2 more.

New Rates!

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 12545 PRDL
Division 10
IN RE: ESTATE OF WILLIAM EMIL MEYER Deceased.

The administration of the estate of William Emil Meyer, deceased, whose date of death was August 13, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., 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 November 2, 2023.

Personal Representative:
T.J. Meyer
 5439 Woodcrest Road
 Jacksonville, Florida 32205
 Attorney for Personal Representative:
 L. J. Arnold III, Attorney
 Florida Bar Number: 154474
ARNOLD LAW
 718 N. Orange Ave.
 PO Box 1570
 Green Cove Springs, FL 32043
 Telephone: (904) 284-5618
 Fax: (904) 284-5937
 E-Mail: arnold3service@gmail.com
 Secondary E-Mail:
 marie.arnoldlaw@gmail.com
 November 2, 9, 2023 23-003011

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 November 2, 2023.

Personal Representative:
Shelia Currier
 26 Old Bridge Way
 Ormond Beach, Florida 32174
 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
 November 2, 9, 2023 23-003031

and other persons having claims or demands against decedent's estate 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

FIRST INSERTION

NOTICE OF PUBLIC SALE
KITTO TOWING & RECOVERY gives notice that on 11/17/2023 at 10:00 A.M. the following vehicle(s) may be sold by public sale at 470 DESTINATION DAYTONA LANE, STE A to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1HD1FRW1XY601449 1999 HARLEY DAVIDSON FLHRCI
 1HFSC47F96A504055 2006 HONDA

November 2, 2023 23-00152V

FIRST INSERTION

NOTICE OF PUBLIC SALE
KITTO TOWING & RECOVERY gives notice that on 11/09/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 470 DESTINATION DAYTONA LANE, ORMOND BEACH FL 32174 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

MLHMC4101D5300957 2013 Honda CBR 250 R
 JH2PC40428M102208 2008 Honda CBR 600
 5J111HBJ28W000549 2008 S & S Big Dog Pit Bull Classic
 JYARN33E4FA007176 2015 YAMAHA FZD-09
 ZM0MIRA4N21B006544 2001 DUCATI

November 2, 2023 23-00153V

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 10364 CIDL
ARCEPE HOLDING, LLC, a Florida limited liability company, Plaintiff, vs.
Robert A. Johnson; Laura A. Johnson; Mortgage Electronic Registration Systems, as nominee for Loan Depot. com; Unknown Tenant in Possession #1; Unknown Tenant in Possession #2, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered October 23rd, 2023 in Civil Case No. 2021 10364 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Deland, Florida, wherein ARCEPE HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY is the Plaintiff and ROBERT A. JOHNSON; LAURA A. JOHNSON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, AS NOMINEE FOR LOAN DEPOT.COM; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2 are the Defendants, the Clerk of Court, Laura E. Roth, will sell to the highest and best bidder for cash via electronic sale at www.volusia.realforeclose.com, on January 23rd, 2024 at 11:00 A.M. on the following described property, as set forth in said Final Judgment of Foreclosure, to-wit:

ALL THAT PARCEL OF LAND IN COUNTY OF VOLUSIA, STATE OF FLORIDA AS MORE FULLY DESCRIBED IN BOOK 4502 PAGE 1646 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10900, 10901, 10902, 10903, BLOCK 347, FLORIDA SHORES NUMBER 14, ACCORDING TO THE MAP IN MAP BOOK 19, PAGE 215 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD, IF ANY.

Property Addresses: 2719 TRAVELERS PALM DR., EDGEWATER, FL 32141
 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.

Dated this 26th day of October 2023

/s/ John L. Penson
 John Penson, Esquire
 Bar No.:111686
 John L. Penson, P.A.
 1900 Sunset Harbour Dr., Annex-2nd Floor
 Miami Beach, FL 33139
 Primary Email:
 pensonservice@gmail.com
 Secondary Email: john@penonlaw.org
 Tel: (305) 532-1400
 Fax: (305) 675-6390
 November 2, 9, 2023 23-003051

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 642023CPO11695
Division Probate
IN RE: ESTATE OF DAISY SANTANA Deceased.

The administration of the estate of Daisy Santana, deceased, whose date of death was September 15, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Albama Avenue, 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.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-12578-PRDL
Division 10
IN RE: ESTATE OF PHYLLIS FAYE MELVIN Deceased.

The administration of the estate of Phyllis Faye Melvin, deceased, whose date of death was September 24, 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

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 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 November 2, 2023.

Personal Representative:
 /s/ **Luis Mariano Santana Rojas aka Luis Santana**
 6830 Gibraltar Drive
 Orlando, Florida 32822
 Attorney for Personal Representative:
 /s/ Bonnie Lawston, Esq.
 E-mail Addresses:
 bonnielawstonesq@gmail.com
 Florida Bar No. 1009691
 Law Office of Bonnie Lawston, P.C.
 1971 Corona Del Sire Drive
 North Fort Myers, Florida 33917
 Telephone: (631) 425-7299
 November 2, 9, 2023 23-003101

FIRST INSERTION

FAST PERFORMANCE LLC
 MV 103048
 132 BUSINESS CENTER DR
 ORMOND BEACH, FL 32174
 (VOLUSIA County)
 386-383-1440
NOTICE OF MECHANIC'S LIEN

Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.

Date of Sale: 11/27/2023 @ 10:30 AM TO TAKE PLACE AT:
 LOCATION OF SALE: 132 BUSINESS CENTER DR, ORMOND BEACH, FL 32174
 CURRENT LOCATION OF VEHICLE: 132 BUSINESS CENTER DTR, ORMOND BEACH, FL 32174

2013 FORD EXPLORER #1FM5K7F86DGB51360 AMOUNT TO REDEEM \$1945.95
 The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred. Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.

Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.

Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.

November 2, 2023 23-00154V

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA
CASE NO. 2023 32541 CICI
DAYTONA INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC. a not-for-profit Florida Corporation Plaintiff, v.

BIG DOG PROPERTIES, LLC, a Maryland limited liability company, EDGEWOOD ROAD, LLC, a Maryland limited liability company CLAMPET MANAGEMENT SOUTH, LLC, a Florida limited liability company, C&P FINANCIAL, LLC, a Florida limited liability company aka C&P FINANCIAL AND OTHER UNKNOWN PERSONS CLAIMING BY AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS Defendants.

TO: UNKNOWN PERSONS CLAIMING BY AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS

YOU ARE NOTIFIED that a declaratory action and action to quiet title on property in Volusia County, Florida described as Unit 320 and 321 Daytona Inn Beach Resort, a condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4360 Page 4484, of the Public Records of Volusia County Florida and any amendments thereto together with an undivided interest in all the common elements has been filed against you and you are required to serve a copy of your written defenses, if any, to it on C. NICK ASMA, ESQUIRE, ASMA & ASMA, PA, Plaintiff's attorney, whose address is 884 South Dillard Street, Winter Garden, Florida 34787 on or before DEC 04 2023 and file the original with the Clerk of this Court 101 North Alabama Avenue, P.O. Box 6043, Deland, Florida 32721 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.

DATED ON October 19, 2023.

Laura E. Roth
 As Clerk of the Court
 (SEAL) BY: /s/ Jennifer M. Hamilton
 As Deputy Clerk

C. NICK ASMA, ESQUIRE
 ASMA & ASMA, PA
 Plaintiff's attorney
 884 South Dillard Street
 Winter Garden, Florida 34787
 Oct. 26; Nov. 2, 9, 16, 2023 23-002951

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. 2021 31615 CICI
Citizens Bank NA f/k/a RBS Citizens NA, Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Cheryl A. Jenkins a/k/a Cheryl Ann Jenkins, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021 31615 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Citizens Bank NA f/k/a RBS Citizens NA is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Cheryl A. Jenkins a/k/a Cheryl Ann Jenkins, Deceased; STACEY MARIE ELIZABETH LOVECCHIO A/K/A STACEY MARIE LOVECCHIO F/K/A STACEY MARIE ELIZABETH JENKINS; PAUL JEFFREY JENKINS, Jr. A/K/A PAUL JEFFREY JENKINS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of January, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 11, SECTION #2 GOLF VIEW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 5, 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.

REQUESTS FOR ACCOMMODATIONS BY 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 not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 23rd day of October, 2023.
 BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By /s/ Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 21-F01262
 Oct. 26; Nov. 2, 2023 23-002941

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2022-30490-CICI
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTPT TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK T. TUCCI, et al., Defendants.

TO: ERIC MICHAEL TUCCI
 Last Known Address: 721 Downing Street, New Smyrna Beach, FL 32168
 TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK T. TUCCI
 Last Known Address: Unknown

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

LOTS 53 AND 54, LOCKSLEY B. EDWARDS SUBDIVISION IN LOT 2 BLOCK-16 KINGSTON-FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 87, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 844 Kingston Avenue, Daytona Beach, FL 32114 (the "Property").
 filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before DEC 04 2023 (no later than 30 days from the date of the first publication of this Notice of Action) 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.

WITNESS my hand and seal of this Court at Volusia, Florida on this 18 day of October, 2023.

LAURA E. ROTH
 VOLUSIA COUNTY
 CLERK OF COURT
 By: /s/ Jennifer M. Hamilton
 Deputy Clerk

HARRIS S. HOWARD, ESQ.
 HOWARD LAW
 Plaintiff's attorney
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Oct. 26; Nov. 2, 2023 23-002931

SECOND INSERTION

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

Case No.: 2023 32170 CICI
Division: Civil
Judge Dennis Craig

PNC Bank, National Association Plaintiff, vs.
Sean Liam Bishop, et al. Defendants.

TO: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARIAN BISHOP, DECEASED
 62 CYPRESS POND ROAD
 PORT ORANGE, FL 32128
 UNITED STATES OF AMERICA
 and all parties claiming interest by, through, under or against Defendant(s), and all parties having or claiming to have any right, title or interest in the property herein described;

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

Lot 62, Summer Trees, Unit I, according to the plat thereof, recorded in Map Book 34, Pages 10 and 11, 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 SHAWN L. TAYLOR, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

NOTICE TO PERSONS WITH DISABILITIES

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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL, 32724, Phone: (386) 257-6096, 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.

WITNESS my hand and seal of this Court on the 20th day of October, 2023.

LAURA E. ROTH
 CLERK OF THE CIRCUIT COURT
 VOLUSIA COUNTY, FLORIDA
 By: Deputy Clerk

SHAWN L. TAYLOR
 Plaintiff's attorney
 P. O. Box 165028
 Columbus, OH 43216-5028
 Oct. 26; Nov. 2, 2023 23-002921

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

Case No.: 2023-11670 CIDL
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2021-1, Plaintiff, v.
SUPERIOR UNIVERSAL BUILDER INC., a Delaware corporation; ERIK FURNESS, an individual; UNITED STATES OF AMERICA; and UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2, Defendants.

NOTICE IS HEREBY GIVEN that on the 7th day of December, 2023, at 11:00 A.M. at, or as soon thereafter as same can be done at www.volusia.realforeclose.com, the Clerk of this Court will offer for sale to the highest bidder for cash in accordance with Section 45.031, Florida Statutes, the following real and personal property, situate and being in Volusia County, Florida to-wit: LOT 12, BLOCK 826, DELTONA LAKES UNIT THIRTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 101 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Commonly known as: 2916 Monarch Avenue, Deltona, FL 32738-2165
 TOGETHER WITH ALL OF THE RIGHTS AND BENEFITS OF THE MORTGAGOR UNDER ANY PRESENT OR FUTURE LEASES AND AGREEMENTS RELATING TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RENTS, ISSUES AND PROFITS, OR THE USE OR OCCUPANCY THEREOF TOGETHER WITH ANY EXTENSIONS AND RENEWALS THEREOF, SPECIFICALLY EXCLUDING ALL DUTIES OR OBLIGATIONS OF THE MORTGAGOR OF ANY KIND ARISING THEREUNDER (THE "LEASES").

The aforesaid sale will be made pursuant to the Final Judgment dated October 5, 2023, entered in Case No. 2023-11670 CIDL, now pending in the Circuit Court of the Seventh Judicial Circuit in and for 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 WITHIN 60 DAYS.

Dated this 24th day of October, 2023.

/s/ Gennifer L. Bridges
 Gennifer L. Bridges
 Florida Bar No. 72333
 Email: gbridges@burr.com
 Email: nmwosley@burr.com
 BURR & FORMAN LLP
 200 S. Orange Avenue, Suite 800
 Orlando, Florida 32801
 Telephone: (407) 540-6600
 Facsimile: (407) 540-6601
 Attorneys for Plaintiff
 51986642 v1
 Oct. 26; Nov. 2, 2023 23-002991

lowing real and personal property, situate and being in Volusia County, Florida to-wit: LOT 12, BLOCK 826, DELTONA LAKES UNIT THIRTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 101 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Commonly known as: 2916 Monarch Avenue, Deltona, FL 32738-2165

TOGETHER WITH ALL OF THE RIGHTS AND BENEFITS OF THE MORTGAGOR UNDER ANY PRESENT OR FUTURE LEASES AND AGREEMENTS RELATING TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RENTS, ISSUES AND PROFITS, OR THE USE OR OCCUPANCY THEREOF TOGETHER WITH ANY EXTENSIONS AND RENEWALS THEREOF, SPECIFICALLY EXCLUDING ALL DUTIES OR OBLIGATIONS OF THE MORTGAGOR OF ANY KIND ARISING THEREUNDER (THE "LEASES").

The aforesaid sale will be made pursuant to the Final Judgment dated October 5, 2023, entered in Case No. 2023-11670 CIDL, now pending in the Circuit Court of the Seventh Judicial Circuit in and for 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 WITHIN 60 DAYS.

Dated this 24th day of October, 2023.

/s/ Gennifer L. Bridges
 Gennifer L. Bridges
 Florida Bar No. 72333
 Email: gbridges@burr.com
 Email: nmwosley@burr.com
 BURR & FORMAN LLP
 200 S. Orange Avenue, Suite 800
 Orlando, Florida 32801
 Telephone: (407) 540-6600
 Facsimile: (407) 540-660

