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# PUBLIC NOTICES

THURSDAY, NOVEMBER 23, 2023

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## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

#### CITY OF PALM COAST NOTICE OF PROPOSED CITY COUNCIL PUBLIC HEARING

The City Council will consider Ordinance No. 2023-XX Entitled: **AN ORDINANCE OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE BOUNDARIES OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

This is an application requesting an ordinance to amend the boundaries of the Landings Community Development District. Landings is a 204.68 +/- acre residential community located on the south side of Citation Boulevard and east of Belle Terre Boulevard and is to be amended to add approximately 356.18 acres to the District. All lands are located as depicted in the Location Map provided below.

The City Council will hold two (2) public hearings on the proposed ordinance on December 5th, 2023 at 6:00 p.m., and December 19th, 2023, at 9:00 a.m., or as soon thereafter as possible, in the Council Chambers at the Community Wing of City Hall located at 160 Lake Avenue, Palm Coast, Florida.

A copy of this notice and the file relating to the public hearing are available by contacting the City Clerk at 386-986-3713. The public is encouraged to participate in the processes and procedures of the City.

Members of the public who wish to submit comments, exhibits, or other documents for consideration at the Public Hearing may submit them to the following: [CityClerk@palm-coast.gov](mailto:CityClerk@palm-coast.gov). The e-mail should indicate that they are intended for public participation and may be submitted up until 5 pm the day before the meeting. The City reserves the right to redact or reject Documentary Evidence containing obscene material or material that is confidential pursuant to state law.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

#### LOCATION MAP



November 23, 30, December 7, 14, 2023

23-00297F

### FIRST INSERTION

**NOTICE IS HEREBY GIVEN** That the 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: **TUESDAY DECEMBER 19, 2023, at 12PM on LOCKERFOX.COM**  
**iStorage Bunnell 2303 N. State St Bunnell, FL 32110**

Where said property is stored at: **Charles Blunk A172 Boxes, Furniture Ivy Bentz C027 Boxes, Furniture Purchases must be paid for at the time of purchase by CASH ONLY. All purchased items are sold as-is, where-is, and must be removed at the time of sale. Sale is subject to cancellation if settlement between the owner and obligated party is settled**

Bunnell iStorage  
 2303 N State St Bunnell, FL 32110  
 November 23, 30, 2023 23-00302F

### FIRST INSERTION

**NOTICE OF FORFEITURE**  
 \$19,500.00 USD was seized via search warrant by the Flagler County Sheriff's Office on October 26, 2023, from Golden State Warehousing Service LLC in reference to criminal case #2023-36682. The funds originated from a victim located in Flagler County which were taken via a social engineering scam between April 20-21, 2022. This notice is provided consistent with §812.091, Florida Statutes.

November 23, 30, 2023 23-00299F

### FIRST INSERTION

**NOTICE OF FORFEITURE**  
 \$18,895.00 USD was seized for forfeiture by the Flagler County Sheriff's Office on October 24, 2023. The item(s) were seized at or near US Highway 1 South, Bunnell FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000973 in the 7th Circuit Court.

November 23, 30, 2023 23-00300F

### FIRST INSERTION

**NOTICE BY FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM AD VALOREM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT**

Notice is hereby given to all owners of lands located within the boundaries of the Dunes CDD Stormwater Drainage District that Flagler County intends to use the uniform ad valorem method for collecting the non-ad valorem assessments levied by Flagler County as set forth in Section 197.3632, F.S., and that the Flagler County Board of County Commissioners will hold a public hearing on December 18, 2023, at 5:30 p.m., or as soon thereafter as possible, at the Flagler County Government Services Building - Board Chambers, 1769 E. Moody Blvd., Bldg. 2, 1st Floor, Bunnell, FL 32110.

The purpose of the public hearing is to consider the adoption of a Resolution authorizing the Flagler County Board of County Commissioners to use the uniform ad valorem method of collecting non-ad valorem assessments levied by the Flagler County Board of County Commissioners as provided in Section 197.3632, F.S.

The Flagler County Board of County Commissioners is considering adopting a non-ad valorem assessment for 2024-2025 fiscal year, and continuing from year to year thereafter, for the collection and conveyance of stormwater and the maintenance of stormwater drainage facilities within the Dunes CDD Stormwater Drainage District within unincorporated Flagler County, which is bounded on the north by 16th Road, bounded on the east by Hammock Dunes Parkway, bounded on the south by Jungle Hut Road, and bounded on the west by State Road A1A.

This non-ad valorem assessment is being levied for the first time. Interested parties may appear at the public hearing to be heard regarding the use of the uniform ad valorem method of collecting such non-ad valorem assessments.

If any person decides to appeal any decision made with respect to any matter considered at this public hearing such person will need a record of proceedings and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

November 23, 30, December 7, 14 23-00304F

**A NEW & AFFORDABLE OPTION PUBLIC NOTICES**

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



For rates and information, call 386-447-9723

**OFFICIAL COURT HOUSE WEBSITES:**

FLAGLER COUNTY [flaglerclerk.com](http://flaglerclerk.com)

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



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



Call (386) 447-9723 for more information

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION**  
**FILE NO.: 2023-CP-000638**  
**DIVISION: 48**  
**IN RE: ESTATE OF SEAN MICHAEL DELANEY Deceased.**

The administration of the estate of SEAN MICHAEL DELANEY, deceased, whose date of death was April 27, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 23, 2023.

**Personal Representative:**  
 /s/ Rose Mary Delaney  
**ROSE MARY DELANEY**  
 1008 4th Avenue  
 Welaka, FL 32193

Attorney for Personal Representative:  
 /s/ Robert W. Pickens, III  
**ROBERT W. PICKENS, III**  
 Attorney for Petitioner  
 Florida Bar Number: 1003349  
 Holmes & Young, P.A.  
 222 N. 3rd Street  
 Palatka, Florida 32177  
 Telephone: (386) 328-1111  
 Fax: (386) 328-3003  
 E-Mail: bobby@holmesandyoung.com  
 Secondary E-Mail:  
 pleadings@holmesandyoung.com  
 November 23, 30, 2023 23-00197G

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION: 48**  
**FILE NO.: 2023-CP-000697**  
**IN RE: ESTATE OF ELAINE HISAE ARON a/k/a ELAINE H. ARON, Deceased.**

The administration of the estate of ELAINE HISAE ARON a/k/a ELAINE H. ARON, deceased, whose date of death was October 9, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bldg. 1, Probate Division, Bunnell, FL 32110. The names and addresses of the Co-Personal Representatives and the Personal Representatives' 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 23, 2023.

**Personal Representative**  
 /s/TODD ANDREW ARON  
**TODD ANDREW ARON**  
 10203 Bessmer Lane  
 Fairfax, VA 22032

**Personal Representative**  
 /s/SCOTT NATHAN ARON  
**SCOTT NATHAN ARON**  
 10203 Bessmer Lane  
 Fairfax, VA 22032

**Personal Representative**  
 /s/ STACY L. BURGETT, ESQUIRE  
**STACY L. BURGETT, ESQUIRE**  
 WATSON SOILLEAU DeLEO & BURGETT, P.A.  
 3490 North U.S. Highway 1  
 Cocoa, Florida 32926  
 SBurgett@BrevardLawGroup.com  
 (321) 631-1550; fax (321) 631-1567  
 Florida Bar No.: 0365742  
 Attorney for Personal Representative  
 November 23, 30, 2023 23-00196G

### FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA.**

**CASE No. 2023 CA 000738 CARRINGTON MORTGAGE SERVICES LLC,**

**Plaintiff vs. SALLY A.VANDEGRIFT, et al., Defendants**

TO: SALLY A. VANDEGRIFT  
 19 ROYAL OAK DR, FLAGLER, FL 32164  
 30700 SW GRAHAMS FERRY RD, WILSONVILLE, OR 97070  
 UNKNOWN SPOUSE OF SALLY A. VANDEGRIFT  
 19 ROYAL OAK DR, FLAGLER, FL 32164  
 30700 SW GRAHAMS FERRY RD, WILSONVILLE, OR 97070  
 UNKNOWN TENANT #1  
 19 ROYAL OAK DR, FLAGLER, FL 32164  
 UNKNOWN TENANT #2  
 19 ROYAL OAK DR, FLAGLER, FL 32164  
 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 19, BLOCK 24, PALM COAST, MAP OF ROYAL PALMS, SECTION 32, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN MAP BOOK 10, PAGE 57, 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

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 30 days from the first publication, 2023; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

**IMPORTANT**  
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 11/14/2023.

Tom Bexley  
 As Clerk of said Court  
 (SEAL) By: /s/ Amy Perez  
 As Deputy Clerk

Greenspoon Marder, LLP  
 Default Department  
 Attorneys for Plaintiff  
 Trade Centre South, Suite 700  
 100 West Cypress Creek Road  
 Fort Lauderdale, FL 33309  
 (23-000721-01)  
 November 23, 30, 2023 23-00198G

## SUBSEQUENT INSERTIONS

### FIRST INSERTION

#### NOTICE OF FORFEITURE

A green Chevrolet S10 with VIN# 1GCCS19W728154780 was seized for forfeiture by the Flagler County Sheriff's Office on October 1, 2023.

The item(s) were seized at or near Moody Blvd, Flagler Beach FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000974 in the 7th Circuit Court.

November 23, 30, 2023 23-00301F

### SECOND INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA**  
**Case No.: 2023 CA 000850**

**Division: 49**  
**ALEXANDRA THEODORE Plaintiff, v.**

**NOROY THEODORE Defendant**

TO: NOROY THEODORE, Defendant, and to all parties claiming interest by, through, under or against Defendant, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for partition action. The action involves real property in FLAGLER COUNTY, Florida, more fully described as follows:

PALM COAST SEC 32 BL 33 LT 17 OR 553 PG 1539 OR 638 PG 1769 OR 642 PG 1428 OR 801 PG 1494 OR 2312/582-DC

The action was instituted in the Seventh Judicial Circuit Court, FLAGLER County, Florida, and is styled ALEXANDRA THEODORE vs. NOROY THEODORE.

You are required to serve a copy of your written defenses, if any, to the action on Erica Johnson, Plaintiff's attorney, whose address is 840 Harrington Street, DAYTONA BEACH, FL 32114, on or before 30 days of the date of publication, and file the original with the clerk of this court either before service on Erica Johnson or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 11/7/2023

Tom Bexley  
 Clerk of the Seventh Judicial Circuit Court  
 FLAGLER County, Florida  
 (SEAL) By /s/ Margarita Ruiz  
 Deputy Clerk  
 Nov. 16, 23, 30; Dec. 7, 2023 23-00195G

### SECOND INSERTION

**AMENDED NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023-CP-241**  
**Division: 48**

**IN RE: ESTATE OF GLORIA ESTHER ACOSTA, Deceased.**

The administration of the estate of GLORIA ESTHER ACOSTA, deceased, whose date of death was August 19, 2022, is pending in the Circuit Court for Flagler County Florida, Probate Division, the address of which is 1769 East Moody Boulevard, Building #1 - Kim C. Hammond Justice Center, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 16, 2023

**Personal Representative:**  
**FAUSTO F. ACOSTA**  
 18-B Lloleta Path  
 Palm Coast, Florida 32164

Attorney for Personal Representative:  
 NORBERTO S. KATZ  
 Florida Bar No. 399086  
 VELIZ KATZ LAW  
 630 North Wymore Road, Suite 330  
 Maitland, Florida 32751  
 (407) 849-7072  
 Florida Bar No. 399086  
 Primary: velizkatzlaw@velizkatzlaw.com  
 Secondary: tmaldonado@velizkatzlaw.com  
 Attorney for Personal Representative  
 November 16, 23, 2023 23-00193G

### SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2023 CP 663**  
**Division 48**

**IN RE: ESTATE OF KAREN MARIE JONES Deceased.**

The administration of the estate of KAREN MARIE JONES, deceased, whose date of death was August 6, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. 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 16, 2023

**Personal Representative:**  
**Sharon Gramuglia**  
 33840 Willow Creek Court  
 Columbia Station, Ohio 44028

Attorney for Personal Representative:  
 Diane A. Vidal, Attorney  
 Florida Bar Number: 1008324  
 CHIUMENTO LAW  
 145 City Place, Suite 301  
 Palm Coast, FL 32164  
 Telephone: (386) 445-8900  
 Fax: (386) 445-6702  
 E-Mail: DVIDal@legalteamforlife.com  
 Secondary E-Mail:  
 ProServ@legalteamforlife.com  
 November 16, 23, 2023 23-00194G



VOLUSIA COUNTY LEGAL NOTICES

**FIRST INSERTION**  
 NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
 CIRCUIT CIVIL DIVISION  
**CASE NO.: 2023 12319 CIDL HOUSING GROUP FUND 401K PENSION PLAN,**  
**Plaintiff, v.**  
**JENNIE T. MEEHAN AKA JENNIE MEEHAN-CALCATERRA, et al.,**  
**Defendants.**  
 TO: DEBORAH A. KUBICA  
 Last Known Address: 1783 Meadowlark Drive, Deltona, FL 32725  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Volusia County, Florida:  
 LOT 24, BLOCK 312, DELTONA LAKES UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 149, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
 including the buildings, appurtenances, and fixture located thereon.  
 Property Address: 1483 Meadowlark Drive Deltona, FL 32725 (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 Jan 2, 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 15th day of NOV, 2023.  
 LAURA E. ROTH  
 VOLUSIA COUNTY  
 CLERK OF COURT  
 By: /s/ Shawnee S. Smith  
 Deputy Clerk  
 HARRIS S. HOWARD, ESQ.  
 HOWARD LAW  
 Plaintiff's attorney  
 4755 Technology Way, Suite 104  
 Boca Raton, FL 33431  
 November 23, 30, 2023 23-003421


**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. 2023 31850 CICI**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**KATHRYN VIGLIOTTI, et al.**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 13, 2023, and entered in 2023 31850 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and KATHRYN VIGLIOTTI 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 December 13, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 123, HIDDEN LAKE PHASE IV-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 55, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
 Property Address: 1505 LEONE LN, PORT ORANGE, FL 32129  
 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 16 day of November, 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  
 23-108375 - MaM  
 November 23, 30, 2023 23-003411

**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. 2022 31212 CICI**  
**SPECIALIZED LOAN SERVICING LLC,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GENEVA WYNTER A/K/A GENEVA MICHELLE WYNTER A/K/A GENEVA M. WYNTER A/K/A GENEVA BRADLEY, DECEASED, et al.**  
**Defendant(s),**  
**TO: THEODORE BRADLEY,**  
 whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
 LOT 33, SLEEPY HOLLOW SUBDIVISION, UNIT I, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 34, PAGE(S) 130, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before Jan 2, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
 WITNESS my hand and the seal of this Court at County, Florida, this 15th day of Nov, 2023.  
 LAURA E ROTH  
 CLERK OF THE CIRCUIT COURT  
 (SEAL) BY: /s/ Shawnee S. Smith  
 DEPUTY CLERK  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@raslg.com  
 22-015719  
 November 23, 30, 2023 23-003401

**FIRST INSERTION**  
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023 12744 PRDL**  
**IN RE: ESTATE OF FREDERICK CHARLES MORELLO, Deceased.**  
 The administration of the estate of FREDERICK CHARLES MORELLO, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the Curator and the Curator's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is: November 23, 2023.  
**ROBERT D. HINES**  
 Curator  
 1312 W. Fletcher Avenue, Suite B.  
 Tampa, FL 33612  
 Robert D. Hines, Esq.  
 Attorney for Curator  
 Florida Bar No. 0413550  
 Hines Norman Hines, P.L.  
 1312 W. Fletcher Avenue, Suite B  
 Tampa, FL 33612  
 Telephone: 813-265-0100  
 Email: rhines@hnh-law.com  
 Secondary Email: jrvera@hnh-law.com  
 November 23, 30, 2023 23-003431

**FIRST INSERTION**  
 NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023 12699 PRDL**  
**Division 10**  
**IN RE: ESTATE OF WERNER ROGGENBUCK 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 Werner Roggenbuck, deceased, File Number 2023 12699 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was June 1, 2023; that the total value of the estate is \$6917.63 and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Estate of Helga E. Roggenbuck Address c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is November 23, 2023.  
**Person Giving Notice:**  
**Wolfgang Werner Roggenbuck**  
**c/o Legacy Law Associates, P.L.**  
 313 S. Palmetto Ave.  
 Daytona Beach, FL 32114  
 Attorney for Person Giving Notice  
 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  
 November 23, 30, 2023 23-003371

**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 Broader Vision Group located at 1000 Walker St #366, in the City of Holly Hill, Volusia County, FL 32117 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 17th day of November, 2023  
 James Speicher  
 November 23, 2023 23-00167V

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 Whether you are home or away, protect what matters most from unexpected power outages with a Generac Home Standby Generator.  
**\$0 MONEY DOWN + LOW MONTHLY PAYMENT OPTIONS**  
**REQUEST A FREE QUOTE**  
**CALL NOW BEFORE THE NEXT POWER OUTAGE**  
**(386) 387-4367**  
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**FREE 7-Year Extended Warranty\* A \$735 Value!**  
**GENERAC®**



# VOLUSIA COUNTY LEGAL NOTICES

## FIRST INSERTION

### WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Walkers Green Community Development District (the "District") will hold a regular meeting on **Tuesday, December 5, 2023, at 10:00 a.m.** at 908 Taylor Rd, Port Orange, FL 32127. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by phone at (407) 723-5900 ("District Manager's Office"), during normal business hours, or from the District's website at <https://walkersgreencdd.com/>.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt  
District Manager

November 23, 2023 22-00166V

## FIRST INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**Case No. 2023CP012596**  
**IN RE: ESTATE OF SAUNDRA MIXON, Deceased.**  
The administration of the estate of Sandra Mixon, deceased, whose date of death was April 8, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Volusia County Courthouse, 101 N. Alabama Avenue, Deland, FL 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 WITHIN 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.

## SUBSEQUENT INSERTIONS

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 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 November 23, 2023.

/s/ Charniqua Mixon  
**Personal Representative**

By: s/ Patrick Jean-Gilles, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 85067  
20900 NE 30th Ave, Suite 800  
Aventura, Florida 33180  
Telephone: (305) 432-4673  
Facsimile: (786) 319-9717  
Email: PatrickJG@live.com  
November 23, 30, 2023 23-00339I

## FIRST INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**File No. 2023 12825 PRDL**  
**Division: 10**  
**IN RE: ESTATE OF RICHARD L. SHAFFER, Deceased.**  
The Trust administration of the estate of RICHARD L. SHAFFER, deceased, whose date of death was October 2nd, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the Trustee and the Trustee's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 23, 2023.

Signed on this day of, 11/17/2023.

**SANDRA LEE SHAFFER**  
**Trustee of The Richard L. Shaffer Revocable Trust**

Heidi S. Webb  
Attorney for Trustee  
Florida Bar No. 73958  
Law Office of Heidi S. Webb  
210 South Beach Street, Suite 202  
Daytona Beach, Florida 32114  
Telephone: (386) 257-3332  
Email: heidi@heidwebb.com  
November 23, 30, 2023 23-00338I

## SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**File No. 2023-12714-PRDL**  
**Division 10**  
**IN RE: ESTATE OF JULIE H. LEE a/k/a JULIE HO-MEI LEE Deceased.**

The administration of the estate of Julie H. Lee, deceased, whose date of death was December 8, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

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

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

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

NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is November 16, 2023.

**Personal Representative:**  
**John Lee**

120 Muscovy Court  
Daytona Beach, Florida 32119  
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 16, 23, 2023 23-00336I

## SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**File No. 2023-12716-PRDL**  
**IN RE: ESTATE OF Carol M. Carpenter Deceased.**

The administration of the estate of Carol M. Carpenter, deceased, whose date of death was July 28, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 16, 2023.

/s/ Roger Carpenter

P.O. Address: 387 Harrison Street  
Manchester, New Hampshire 03104  
SHUMAKER, LOOP & KENDRICK, LLP  
Attorneys for Personal Representative  
P.O. BOX 49948  
SARASOTA, FLORIDA 34230-6948  
Telephone: (941) 366-6660  
By: /s/ Cheryl L. Gordon, Esquire  
Florida Bar No. 0284483  
Email Addresses:  
cgordon@shumaker.com  
mward@shumaker.com  
November 16, 23, 2023 23-00325I

## SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**File No. 2023-12462 PRDL**  
**Division 10**  
**IN RE: ESTATE OF WENDY LEE HERSEY AKA WENDY HERSEY AKA WENDY L. HERSEY, Deceased.**

The administration of the estate of WENDY LEE HERSEY AKA WENDY HERSEY AKA WENDY L. HERSEY, deceased, whose date of death was July 9, 2023; File Number 2023-12462 PRDL, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 16, 2023.

Signed on this 13th day of November, 2023.

/s/ DANIELLE CHRISTINA PAYNE

**Personal Representative**  
1592 Valencia Avenue  
Daytona Beach, FL 32117  
/s/ SAMANTHA MCGARY  
**Personal Representative**  
2248 Kenilworth Avenue  
South Daytona, FL 32119  
/s/ ROBERT KIT KOREY, ESQUIRE  
Attorney for Personal Representatives  
Florida Bar No. 147787  
ROBERT KIT KOREY, P. A.  
595 W. Granada Blvd., Suite A  
Ormond Beach, FL 32174  
Telephone: (386) 677-3431  
Email: Kit@koreylawpa.com  
Secondary Email:  
Michele@koreylawpa.com  
November 16, 23, 2023 23-00328I

## HOLLY HILL, FL 32117

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 9 day of November, 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  
19-406954 - MiM  
November 16, 23, 2023 23-00330I

## 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 November 2, 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](http://www.volusia.realforeclose.com) beginning at 11:00 AM on January 4, 2024 the following described property as set forth in said Final Judgment, to-wit: THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA STATE OF FLORIDA TO WIT: LOT 2, BLOCK 955, DELTONA LAKES UNIT THIRTY-SIX, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE (S) 164 THROUGH 170, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 3364 Newmark Dr, Deltona, FL 32738

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE

PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Submitted By: Jordan Shealy:  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: CRF22138-JMV  
November 16, 23, 2023 23-00335I

## SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

**PROBATE DIVISION**  
**FILE NO.: 2023 12341 PRDL**  
**DIVISION: 10**  
**IN RE: ESTATE OF ADAM ROBERT ACEVEDO, Deceased.**

The administration of the Estate of Adam Robert Acevedo, deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 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 WITHIN 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 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 November 16, 2023.

**Personal Representative:**  
**Vanessa Acevedo**

c/o: Bennett Jacobs & Adams, P.A.  
Post Office Box 3300  
Tampa, Florida 33601  
Attorney for Personal Representative:  
Linda Muralt, Esquire  
Florida Bar No.: 0031129  
Bennett Jacobs & Adams, P.A.  
Post Office Box 3300  
Tampa, Florida 33601  
Telephone: (813) 272-1400  
Facsimile: (866) 844-4703  
E-mail: LMuralt@bj-a-law.com  
November 16, 23, 2023 23-00326I

## SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**File No. 2023 12266 PRDL**  
**Division 10**  
**IN RE: ESTATE OF BOBBY EUGENE MILLER Deceased.**

The administration of the estate of Bobby Eugene Miller, deceased, whose date of death was June 7, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 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 16, 2023.

**Personal Representative:**  
**Jonathan Miller**

470 Tom Wood Road  
Lexington, North Carolina 27295  
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@legaleamforlife.com  
Secondary E-Mail:  
Proserv@legaleamforlife.com  
November 16, 23, 2023 23-00324I

## SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**File No. 2023-12627-PRDL**  
**IN RE: ESTATE OF JOAN MARCIA FINKELSTEIN, Deceased.**

The Administration of the Estate of Joan Marcia Finkelstein, deceased, whose date of death was February 24, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Volusia County 101 N. Alabama Avenue, Deland, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 16, 2023.

**Personal Representative:**  
**Bonnie Ellen Gaynor**

68 Adams Road  
Bloomfield, Connecticut 06002  
Attorney for Personal Representative:  
Cyrus Malhotra  
Florida Bar No. 0022751  
THE MALHOTRA LAW FIRM P.A.  
Attorneys for Petitioner  
3903 Northdale Blvd., Suite 100E  
Tampa, FL 33624  
Telephone: (813) 902-2119  
Fax Number: (727)290-4044  
Email: filings@FLprobatesolutions.com  
Secondary:  
sandra@FLprobatesolutions.com  
November 16, 23, 2023 23-00327I

## 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. 2020 30055 CICI**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.**

**WALTER WOLFE II, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 26, 2023, and entered in 2020 30055 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I is the Plaintiff and WALTER WOLFE II; UNKNOWN SPOUSE OF WALTER WOLFE II 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](http://www.volusia.realforeclose.com), at 11:00 AM, on December 08, 2023, the following described property as set forth in said Final Judgment, to wit:

THE EASTERLY 145 FEET OF LOT 1, BLOCK 2, SHORE ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 50, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
Property Address: 344 RIVERSIDE DR,

## SECOND INSERTION

### NOTICE OF CLERK'S SALE IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

**CASE NO.: 2023-12059-CIDL**

**CHARLES D. WILLIS, Plaintiff, -vs- CODY A. SEIBERT, ALEXIS N. WALKER, & ANY AND ALL UNKNOWN TENANTS IN POSSESSION, Defendants.**

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 2nd day of November, 2023, Case Number 2023-12059-CIDL in the Circuit Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which CHARLES D. WILLIS is the Plaintiff, and CODY A. SEIBERT, ALEXIS N. WALKER & ANY AND ALL UNKNOWN TENANTS

IN POSSESSION are the Defendants; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 14th day of December, 2023 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Lot 3, Block 1, D.P. Smith's Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, page 111, of the Public Records of Volusia County, Florida.

The physical street address of said property is: 309 Rush Street, New Smyrna Beach, FL 32168

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

## ATTENTION PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities

needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.



## SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO. 2023 11128 CIDL LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UKNOWN HEIRS OF CRYSTALROSE M. FALES, ET AL.**

**Defendants**  
To the following Defendant(s):  
ROXANNE FALES (UNABLE TO SERVE AT ADDRESS)

Last Known Address: 120 MANOR AVENUE, ALTAMONTE SPRINGS, FL 32714  
ROBERT FALES (UNABLE TO SERVE AT ADDRESS)

Last Known Address: 120 MANOR AVENUE, ALTAMONTE SPRINGS, FL 32714  
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 12, BLOCK 8, TOWN OF LAKE MARIE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 149 THROUGH 150, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 44 NARCISUS DRIVE, DEBARY FL 32713

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq., at VAN NESS LAW FIRM, P.L.C. Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before DEC 22 2023 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 is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096.

Hearing or voice impaired, please call 711. 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 no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (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 DISCAPACIDAD ADES 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, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (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 menor 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

WITNESS my hand and the seal of this Court this 7 day of November, 2023.

Laura E. Roth  
VOLUSIA COUNTY  
CLERK OF COURT

By /s/ Jennifer M. Hamilton  
As Deputy Clerk

J. Anthony Van Ness, Esq.  
VAN NESS LAW FIRM, PLLC  
Attorney for the Plaintiff  
1239 E. NEWPORT CENTER DRIVE,  
SUITE #110  
DEERFIELD BEACH, FL 33442  
NS17306-22BF/cam  
November 16, 23, 2023 23-003331

## SECOND INSERTION

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

**CASE NO. 2022 11270 CIDL WELLS FARGO BANK N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. MARIA CASTRO Defendants**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated October 5, 2023, and entered in Case No. 2022 11270 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. WELLS FARGO BANK N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES (hereafter "Plaintiff"), is Plaintiff and MARIA CASTRO, are defendants. Laura E. Roth, Clerk of the Circuit Court for VOLUSIA County Florida will sell to the highest and best bidder for cash via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 7TH day of DECEMBER, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK 207, DELTONA LAKES UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 25, PAGES 127 THROUGH 138, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724

Phone no. 386-626-6561 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.

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki ankikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

VAN NESS LAW FIRM, PLLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
s / J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Bar Number: 391832  
Email: TVanness@vanlawfl.com  
CRI7463-22/sap  
November 16, 23, 2023 23-003321

## SECOND INSERTION

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

**CASE NO. 2022 11769 CIDL FINANCE OF AMERICA REVERSE LLC,**

**Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIE D. DUDLEY, DECEASED; DERRICK WOODARD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; ACCIDENT CLEANERS & RESTORATION, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FELECIA ANN ADAMS, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 2, 2023 and entered in Case No. 2022 11769 CIDL, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIE D. DUDLEY, DECEASED; DERRICK WOODARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FELECIA ANN ADAMS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; CLERK OF THE

COURT OF VOLUSIA COUNTY, FLORIDA; ACCIDENT CLEANERS & RESTORATION, LLC; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM at 11:00 A.M., on December 7, 2023, the following described property as set forth in said Final Judgment, to wit: THE WEST 25 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 4, REPLAT OF THE E.K. LOWD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 45, 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.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Court Administrator at Suite 300, Court-house Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-955-8770 (V) (Via Florida Relay Services).

Dated this 13th day of November 2023.

/s/ Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
November 16, 23, 2023 23-003291

## SECOND INSERTION

Prepared by:  
Thomas L Avrutis, Esquire  
Return to: John  
Cunningham Asset Recovery Services  
3671 Webber Street, #36  
Sarasota, FL 34232  
RE: OUTRIGGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC. VOLUSIA County, Florida  
Non-Judicial Timeshare foreclosure process

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units described in the Claim of Lien which is dated May 1, 2023 and recorded on May 22, 2023 in the Public Records of Volusia County, Florida at Official Records Book 8410, page 242 as Instrument Number 2023104628, I will sell, to the highest and best bidder for cash, at OUTRIGGER BEACH CLUB Manager's Office, 215 South Atlantic Avenue, Ormond Beach, FL 32176 on the 17th day of November, 2023, at 11:30 a.m., the following described real property located in Volusia County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth below) in OUTRIGGER BEACH CLUB, a Condominium, and all appurtenances thereto, according, and subject to the Declaration of Condominium thereof, as recorded in Official Records Book 2324, Page 228, of the Public Records of Volusia County, Florida, and all amendments and exhibits thereto.

Unit Number:	Week Number:
102	07, 09, 11, 15, 28, 41
105	32
108	11, 12, 19
203	10
206	22, 29, 51
208	17
211	13, 14, 28, 35
216	03, 06, 10, 21, 24
218	08, 18, 34, 51
303	21
307	06, 27
309	48
311	20, 23, 25
316	08, 09, 10, 18, 40, 41
403	51
405	47
408	15, 17
410	19, 27
412	17, 49
417	47
Unit Number:	Week Number:
104	04, 32
106	21, 26
202	11, 34
204	07, 08, 15, 29, 46, 47
207	24, 28
210	26, 41, 48
214	02, 41
217	07, 29
302	12, 15, 28, 29, 52
304	13
308	21, 34
310	11, 41
314	48
402	08, 17, 28, 29, 41
404	08, 09, 13, 15, 18, 51
406	28
409	26
411	07, 09
414	08, 09

TO: Owner(s)  
Address  
Unit/Week  
Amount Due  
Dolores Allen  
5753 Highway 85N, 1259  
Crestview, FL 32536  
408/15  
\$1,964.69 with a per diem amount of \$0.97 from May 2, 2023  
408/17  
\$1,964.69 with a per diem amount of \$0.97 from May 2, 2023  
Gabriel Barsanti  
P.O. Box 126  
Corea, ME 04624  
402/17  
\$3,718.80 with a per diem amount of \$1.83 from May 2, 2023  
Arsian Bekrija and Qibaret Bekrija  
5686 Kaufman Street  
Dearborn Heights, MI 48125  
412/17  
\$7,986.38 with a per diem amount of \$3.94 from May 2, 2023  
204/47  
\$7,986.38 with a per diem amount of \$3.94 from May 2, 2023  
405/47  
\$7,986.38 with a per diem amount of \$3.94 from May 2, 2023  
Schwin Boddan and Mary Davis  
13566 S Cumberland Drive  
Belleville, MI 48111  
414/08  
\$5,754.73 with a per diem amount of \$2.83 from May 2, 2023

Eugene Bomar and Fannie Bomar  
3219 40th Way S, Unit B  
St Petersburg, FL 33711  
404/13  
\$6,518.91 with a per diem amount of \$3.21 from May 2, 2023  
George W Bonta and Linda B Bonta  
972 Scandia Lane  
Orlando, FL 32825  
105/32  
\$1,964.69 with a per diem amount of \$0.97 from May 2, 2023  
Leo Brandana  
11504 Elm Street  
Taylor, MI 48180  
216/10  
\$3,718.80 with a per diem amount of \$1.83 from May 2, 2023  
Wilfred Brown and Shirley Brown  
3108 Inishmore Drive  
Ormond Beach, FL 32174  
202/11  
\$5,017.70 with a per diem amount of \$2.47 from May 2, 2023  
Crystal Brownlee and Brian Wallace  
27353 Baldwin Avenue  
Warren, MI 48092  
404/15  
\$3,111.92 with a per diem amount of \$1.53 from May 2, 2023  
Donald Carrigg  
5946 Westwood Road N  
Maxville, FL 32234  
207/24  
\$5,773.01 with a per diem amount of \$2.85 from May 2, 2023  
Dudley Cason and Barbara Cason  
5021 6th Street East  
Bradenton, FL 34203  
302/12  
\$1,467.40 with a per diem amount of \$0.72 from May 2, 2023  
Childers Family Trust, LLC  
123 West 1st Street, Suite 675  
Casper, WY 82601  
402/28  
\$6,491.63 with a per diem amount of \$3.20 from May 2, 2023  
Alvin Cohen and Etta Cohen  
1787 Litchi Court  
Orange Park, FL 32073  
310/11  
\$1,964.69 with a per diem amount of \$0.97 from Ma .  
Michael Collins and Lori Collins  
102 Cambridge Drive  
Port Orange, FL 32127  
302/28  
\$4,990.42 with a per diem amount of \$2.46 from May 2, 2023  
302/29  
\$5,017.70 with a per diem amount of \$2.47 from May 2, 2023  
Manolito Crisolo and Violeta Crisolo  
19974 Calvert Street  
Woodland Hills, CA 91367  
411/07  
\$1,467.40 with a per diem amount of \$0.72 from May 2, 2023  
Linda Crowther and Michael Cushing  
1174 Glenbrook Drive  
Franklin, TN 37064  
206/29  
\$3,718.80 with a per diem amount of \$1.83 from May 2, 2023  
Beverly Dahstrom  
214 Torrey Pines Point  
Naples, FL 34113  
307/06  
\$1,991.97 with a per diem amount of \$0.98 from May 2, 2023  
Charles R Daugherty  
54020 Mound Road  
Shelby Township, MI 48316  
104/32  
\$1,964.69 with a per diem amount of \$0.97 from May 2, 2023  
Jay Davis and Michelle Hanes  
5171 Thomas Stable Road  
Sanford, FL 32773  
308/34  
\$10,722.04 with a per diem amount of \$5.29 from May 2, 2023  
Robert Dean and Barbara Dean  
2520 Mount Juliet Road  
Mount Juliet, TN 37122  
316/18  
\$4,343.01 with a per diem amount of \$2.14 from May 2, 2023  
Americo Declantis and Linda Declantis  
31517 Madison Avenue  
Madison Heights, MI 58071  
404/18  
\$8,708.21 with a per diem amount of \$4.29 from May 2, 2023  
Ronald Dressel and Claudia Dressel  
3060 Decamp Road  
Youngstown, OH 44511  
203/10  
\$1,964.69 with a per diem amount of \$0.97 from May 2, 2023  
Tanya Duffy f/k/a Tanya Twiraga  
10 West Street  
Foxborough, MA 02035  
217/07  
\$1,991.92 with a per diem amount of

\$0.98 from May 2, 2023  
Denise Duncan  
1124 Palisades Drive  
Jacksonville, FL 32221  
406/28  
\$1,991.97 with a per diem amount of \$0.98 from May 2, 2023  
Patricia Faulkner  
9326 Garden Overlook Lane  
Jacksonville, FL 32219  
210/41  
\$9,580.29 with a per diem amount of \$4.72 from May 2, 2023  
Marissa Fields  
P.O. Box 955  
Newport, TN 37822  
211/13  
\$7,249.06 with a per diem amount of \$3.57 from May 2, 2023  
Willie Ford  
1902 SW Yellowtail Avenue  
Port Saint Lucie, FL 34953  
210/26  
\$4,315.73 with a per diem amount of \$2.13 from May 2, 2023  
John J Fulayter and Kimberly A Madalena  
22415 Martin Road  
St Claire Shore, MI 48081  
404/09  
\$1,964.69 with a per diem amount of \$0.97 from May 2, 2023  
Gerry Gauvreau and Robert Gauvreau  
2557 Elm Brook Court  
Rochester, MI 48309  
218/34  
\$4,343.01 with a per diem amount of \$2.14 from May 2, 2023  
Jesus Gomez and Maria Gomez  
361 Briar Bay Circle  
Orlando, FL 32825  
316/41  
\$8,810.30 with a per diem amount of \$4.34 from May 2, 2023  
Richard Goshen  
713 Council Hill Road  
East Dundee, IL 60118  
216/06  
\$5,017.70 with a per diem amount of \$2.47 from May 2, 2023  
Grace Giving Alliance, Inc  
2911 Meadow Glen Drive  
McKinney, TX 75070  
307/27  
\$4,940.12 with a per diem amount of \$2.44 from May 2, 2023  
Nick Gugliuzza and Lori Gugliuzza  
P.O. Box 129  
Buffalo, NY 14225  
202/41  
\$10,881.43 with a per diem amount of \$5.37 from May 2, 2023  
Cornelius Gwinn and Alice Gwinn  
P.O. Box 441  
Lake Hamilton, FL 33851  
311/20  
\$6,496.61 with a per diem amount of \$3.20 from May 2, 2023  
Charles Hampton and Diane Tuttle  
1440 S Harbor Drive  
Merritt Island, FL 32952  
302/52  
\$10,364.30 with a per diem amount of \$5.11 from May 2, 2023  
Gerald Harms  
205 River Hills  
Jacksonville, FL 32216  
104/04  
\$9,646.25 with a per diem amount of \$4.76 from May 2, 2023  
Donald Haverly and Mary Haverly  
280 E Church Avenue  
Longwood, FL 32751  
308/21  
\$7,296.08 with a per diem amount of \$3.60 from May 2, 2023  
Haynes Family Holdings, LLC  
123 West 1st Street  
Casper, WY 82601  
102/41  
\$6,518.91 with a per diem amount of \$3.21 from May 2, 2023  
Donald Hemme  
6896 S Blackberry Point  
Homasassa, FL 34446  
411/09  
\$8,810.30 with a per diem amount of \$4.34 from May 2, 2023  
Alice Henke  
533 W Rams Brook Street  
Meridian, ID 83646  
108/12  
\$3,691.52 with a per diem amount of \$1.82 from May 2, 2023  
Marlene Hopough  
1395 E Pameter Road  
Ionia, MI 48846  
214/41  
\$7,943.11 with a per diem amount of \$3.92 from May 2, 2023  
Robert Hubert and Violet Hubert  
17265 SE 64th Terrace  
Summerfield, FL 34491  
211/28  
\$3,111.92 with a per diem amount of \$1.53 from May 2, 2023

Paul Hutchins and Jane Hutchins  
202 Johnston Place  
Sidney, OH 45365  
204/29  
\$1,467.40 with a per diem amount of \$0.72 from May 2, 2023  
Jeremy Illegas and Deedee Illegas  
1333 Rossman Drive  
Apopka, FL 32712  
206/22  
\$7,296.08 with a per diem amount of \$3.60 from May 2, 2023  
Tonya Jackson  
940 Village Trail, Unit #206  
Port Orange, FL 32127  
311/23  
\$3,718.80 with a per diem amount of \$1.83 from May 2, 2023  
Kenneth Karp and Linda Karp  
1694 Glenshire Drive  
Canton, MI 48188  
410/19  
\$6,518.91 with a per diem amount of \$3.21 from May 2, 2023  
James Kelley  
6376 Winstead  
Lisle, IL 60532  
204/07  
\$7,986.40 with a per diem amount of \$3.94 from May 2, 2023  
John Kelly and Myra Kelly  
60 Wenham Lane  
Sharpsburg, GA 30277  
207/28  
\$1,467.40 with a per diem amount of \$0.72 from May 2, 2023  
Corey Lamb  
1314 Avenue K  
Haines City, FL 33844  
303/21  
\$3,499.43 with a per diem amount of \$1.73 from May 2, 2023  
Thomas Lane and Roberta Lane  
4201 SE Highway 42  
Summerfield, FL 34491  
204/08  
\$1,467.40 with a per diem amount of \$0.72 from May 2, 2023  
David Leduc and Vinzanna Leduc  
3108 Martell Avenue  
Rochester Hills, MI 48309  
410/27  
\$5,773.01 with a per diem amount of \$2.85 from May 2, 2023  
Muriel Lemon  
P.O. Box 154  
Osteen, FL 32764  
102/07  
\$9,394.15 with a per diem amount of \$4.613 from May 2, 2023  
Harvey Lester and Mydella Lester  
5600 Mockingbird Lane, Apt D-102  
Greendale, WI 53129  
304/13  
\$6,518.91 with a per diem amount of \$3.21 from May 2, 2023  
Terrence Lewis and Lisa Lewis  
617 Tamiami Trail N, Unit 117  
Venice, FL 34285  
218/18  
\$5,773.01 with a per diem amount of \$2.85 from May 2, 2023  
Terrence Lewis  
5055 Sherwin Avenue  
Portage, IN 46368  
316/40  
\$10,854.15 with a per diem amount of \$5.35 from May 2, 2023  
Kathleen Mahaffey  
84 Monsey Blvd  
Airmont, NY 10952  
216/21  
\$3,926.53 with a per diem amount of \$1.94 from May 2, 2023  
John Mar  
52049 Southdown  
Shelby Township, MI 48316  
216/24  
\$3,718.80 with a per diem amount of \$1.83 from May 2, 2023  
Robert Marshall and Alma Marshall  
3368 Breezewood Court  
Ortonville, MI 48462  
404/51  
\$9,646.27 with a per diem amount of \$4.76 from May 2, 2023  
Ryan Christopher McNeil  
3036 Yorkshire Drive  
Deltona, FL 32730  
102/11  
\$6,810.30 with a per diem amount of \$4.34 from May 2, 2023  
Robert Meeks, Sr  
331 Myers Town Road  
Beersheba Springs, TN 37305  
218/51  
\$4,343.01 with a per diem amount of \$2.14 from May 2, 2023  
Jessica Miller  
41 Scenic Court #17  
Branson, MO 65616  
302/15  
\$3,111.92 with a per diem amount of \$1.53 from May 2, 2023  
John Mullen and Corazon Mullen  
P.O. Box 56096

Jacksonville, FL 32241  
108/19  
\$3,111.92 with a per diem amount of \$1.53 from May 2, 2023  
Elaine Mutter  
208 Elmore Avenue  
Woonsocet, RI 02895  
204/15  
\$1,964.69 with a per diem amount of \$0.97 from May 2, 2023  
Albert Nelson and Linda Nelson  
4015 Ramsey  
Oxford, MI 48371  
218/08  
\$3,718.80 with a per diem amount of \$1.83 from May 2, 2023  
Paula Nelson  
1011 Washington Avenue, Apt 807  
Bronx, NY 10456  
310/41  
\$10,642.51 with a per diem amount of \$5.25 from May 2, 2023  
Donald M Nyholm and Florence Nyholm  
628 Ellen Drive  
Winter Park, FL 32789  
7 Susan Circle  
204/46  
\$6,491.63 with a per diem amount of \$3.20 from May 2, 2023  
John Parnell and Nancy Parnell  
194 Riverside Drive  
Mount Clemens, MI 48043  
403/51  
\$9,722.83 with a per diem amount of \$4.79 from May 2, 2023  
Wesley Patton and Mary Patton  
135 Plaza Drive, Apt 1213  
Kerrville, TX 78028  
309/48  
\$9,706.13 with a per diem amount of \$4.79 from May 2, 2023  
412/49  
\$9,678.83 with a per diem amount of \$4.77 from May 2, 2023  
Chandra Rich  
27 S Line Avenue  
Amelia, OH 45102  
208/17  
\$5,017.70 with a per diem amount of \$2.47 from May 2, 2023  
Maria Rieke  
7 Susan Circle  
Milford, OH 45150  
402/29  
\$10,208.92 with a per diem amount of \$5.03 from May 2, 2023  
Chandler Robertson  
P.O. Box 537  
Sanford, FL 32772  
102/28  
\$3,111.92 with a per diem amount of \$1.53 from May 2, 2023  
Howard Robertson and Lisa Robertson  
6811 N South Reserve Road, Apt K2  
Stone Lake, WI 54876  
211/35  
\$4,169.58 with a per diem amount of \$2.08 from May 2, 2023  
Venice Rojas  
23 King Street  
Hartford, CT 06114  
402/08  
\$5,585.22 with a per diem amount of \$2.75 from May 2, 2023  
Michael Rooney and Linda Rooney  
P.O. Box 981  
Clarkston, MS 48347  
102/15  
\$7,296.08 with a per diem amount of \$3.60 from May 2, 2023  
Henry Salvas and Betty Salvas  
2917 Nancy Street  
Orlando, FL 32806  
211/14  
\$2,371.55 with a per diem amount of \$1.17 from May 2, 2023  
Rozanne Satariano  
2718 Parkland Drive  
Winter Park, FL 32789  
217/29  
\$1,492.77 with a per diem amount of \$0.74 from May 2, 2023  
Joseph Seefried and Shirley Seefried  
22714 Audrey Avenue  
Warren, MI 48091  
404/08  
\$6,510.47 with a per diem amount of \$3.21 from May 2, 2023  
Alvin Silverman and Margaret Silverman  
6956 185th Street  
Fresh Meadow, NY 11362  
314/48  
\$10,881.43 with a per diem amount of \$5.37 from May 2, 2023  
Kenneth Swift and Donna Swift  
4996 Cass Elizabeth Road  
Waterford, MI 48327  
417/47  
\$6,491.63 with a per diem amount of \$3.20 from May 2, 2023  
Darin Taylor  
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