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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. 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.



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OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY 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

/s/ 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.

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@legaltteamforlife.com
 Secondary E-Mail:
 ProServ@legaltteamforlife.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 foreclosure 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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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.

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

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: heidid@heididwebb.com
November 23, 30, 2023 23-00338I

SUBSEQUENT INSERTIONS

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.

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

/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 KITH KOREY, ESQUIRE
Attorney for Personal Representatives
Florida Bar No. 147787
ROBERT KITH 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 CIVIL DIVISION

CASE NO. 2023 30185 CICI
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.
CATHERINE R. CROSBY; UNKNOWN SPOUSE OF CATHERINE R. CROSBY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 9, 2023 and entered in Case No. 2023 30185 CICI, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA COUNTY, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is Plaintiff and CATHERINE R. CROSBY; UNKNOWN SPOUSE OF CATHERINE R. CROSBY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 66, CEDAR HIGHLAND UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 29, PAGE(S) 57, 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 undistributed.

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 any 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, Courthouse 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 1-800-995-8770 (V) (Via Florida Relay Services).
Dated this 14th day of November 2023.
Mare 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
File No.: 23-00045 CLNK
November 16, 23, 2023 23-00334I

THIRD INSERTION

NOTICE OF ACTION (Formal Notice by Publication) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2023-11999-PRDL
Division 10
IN RE: ESTATE OF PATRICIA E. BERGER a/k/a PATRICIA BERGER Deceased.
TO: Jake Jamal Rogers, 35 Kenilworth Avenue, Ormond Beach, Florida 32174
Jake Jamal Rogers, 931 Cordova Avenue, Ormond Beach, Florida 32174
YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Thomas J. Upchurch, Esquire
Upchurch Law
1616 Concierge Blvd., Suite 10031
Daytona Beach, Florida 32117
within thirty (30) days from the date of first publication of this notice, and to file the original of the written defenses with the clerk of this court, whose address is 101 North Alabama Avenue, DeLand Florida 32724, either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for relief demanded, without further notice.

The date of first publication of this notice is November 9, 2023.
Signed on this 1st day of November, 2023.
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd., Suite 10031
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Email: service@upchurchlaw.com
2nd Email: clutes@upchurchlaw.com
Nov. 9, 16, 23, 30, 2023 23-00312I

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

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

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.

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@legaltteamforlife.com
Secondary E-Mail:
Proserv@legaltteamforlife.com
November 16, 23, 2023 23-00324I

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

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

Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein BANKUNITED N.A., Plaintiff and KELLY RIGGINS, JR., are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on 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

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, FL32724. 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.

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

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

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

SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Submitted By: Jordan Shealy:
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: CRF22138-JMV
November 16, 23, 2023 23-00335I

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

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 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
Selwin 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 Seenic 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
Woonscocket, 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
Eugene 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
3667 Oakworth Court
Orange Park, FL 32065
409/26
\$4,