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# PUBLIC NOTICES

THURSDAY, DECEMBER 21, 2023

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## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of January 2024, for the purpose of hearing Ordinance 2024-XX before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE 2035 COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3177 F.S.; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY AND PROVIDING AN EFFECTIVE DATE.**

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

December 21, 2023

23-00329F

### FIRST INSERTION

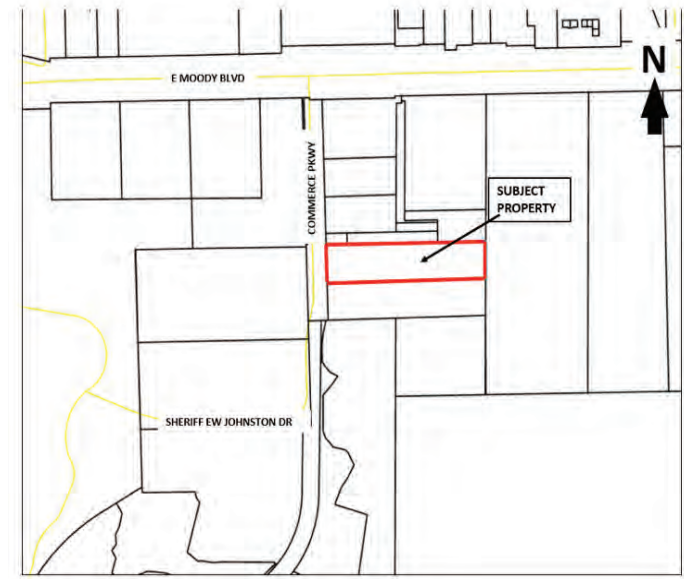
#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of January 2024, for the purpose of hearing Case No. ZMA 2023-12 (Ordinance 2024-XX) before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY CONTAINING 2.88± ACRES LOCATED AT 2400 COMMERCE PARKWAY IN THE CITY OF BUNNELL LIMITS FROM "B-1, BUSINESS DISTRICT" TO "P, PUBLIC DISTRICT"; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



December 21, 2023

23-00327F

### FIRST INSERTION

#### NOTICE OF FORFEITURE

\$3,891.24 USD and a Glock 9mm with serial #BWGV379 was seized for forfeiture by the Flagler County Sheriff's Office on October 29, 2023.

The item(s) were seized at or near Palm Coast Parkway and Old Kings Rd, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 001032 in the 7th Circuit Court.

December 21, 28, 2023

### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Savvy Marketing Solutions located at 51 Ryarbor Drive, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of December, 2023.  
Savannah Wehde  
December 21, 2023

23-00324F

### FIRST INSERTION

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

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, January 4, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

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

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

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

**Grand Haven Community Development District**  
David McInnes, District Manager  
(321) 263-0132, Ext. 193

December 21, 2023

23-00322F

### 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 Old City Vacations located at 31 Bunker View Drive, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of December, 2023.  
Gyula Zsakay

December 21, 2023

23-00321F

### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Flagler Wellness Center located at 5 Bowman Place, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2023.  
Jayme Fernandes Neto  
December 21, 2023

23-00323F

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of January 2024, for the purpose of hearing Case No. FLUMA 2023-12 (Ordinance 2024-XX) before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY CONTAINING 2.88± ACRES LOCATED AT 2400 COMMERCE PARKWAY IN THE CITY OF BUNNELL LIMITS FROM "COMMERCIAL-MEDIUM (COM-M)" TO "PUBLIC (PUB)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.**

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



December 21, 2023

23-00328F

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA

File No. 2023-CP-000129

Division Probate  
IN RE: ESTATE OF  
GEORGE ARTHUR HAAKENSEN  
Deceased.

The administration of the estate of George Arthur Haakenson, deceased, whose date of death was February 11, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 December 21, 2023.

**Personal Representative:**  
/s/ Jon Haakenson  
1901 Sumner Ave N.  
Golden Valley, Minnesota 55427  
Attorney for Personal Representative:  
/s/ Jennifer A. McGee  
Jennifer A. McGee, Attorney  
Florida Bar Number: 1023165  
18 Market Ave., Suite 165  
Palm Coast, Florida 32164  
Telephone: (386) 320-7300  
E-Mail: [jennifer@mcgeelawfl.com](mailto:jennifer@mcgeelawfl.com)  
Secondary E-Mail:  
[denise@mcgeelawfl.com](mailto:denise@mcgeelawfl.com)  
December 21, 28, 2023

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

CASE NO.: 2023 CC 000231  
TOWD POINT MORTGAGE TRUST  
2018-4, U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE,  
Plaintiff, vs.  
TINA MARIE FULLER A/K/A TINA  
FULLER; UNKNOWN SPOUSE OF  
TINA MARIE FULLER A/K/A TINA  
FULLER; UNKNOWN TENANT IN  
POSSESSION OF THE SUBJECT  
PROPERTY,  
Defendants.  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.flagler.realforeclose.com](http://www.flagler.realforeclose.com) at 11:00 AM on the 26 day of January, 2024, the

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION  
File No. 2023-CP-000583

Division 48  
IN RE: ESTATE OF  
KEVIN HOWARD MURPHY  
Deceased.

The administration of the estate of Kevin Howard Murphy, deceased, whose date of death was July 25, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg 1, Bunnell, FL 32110.

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

All other creditors of the decedent and other persons having claims or 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 December 21, 2023.

**Personal Representative:**  
/s/ Patricia Ambrosio  
84 Church Lane  
North Brunswick, New Jersey 08902  
Attorney for Personal Representative:  
/s/ Jennifer A. McGee, Esq.  
Jennifer A. McGee, Esq., Attorney  
Florida Bar Number: 1023165  
18 Market Ave., Suite 165  
Palm Coast, Florida 32164  
Telephone: (386) 320-7300  
E-Mail: [jennifer@mcgeelawfl.com](mailto:jennifer@mcgeelawfl.com)  
Secondary E-Mail:  
[denise@mcgeelawfl.com](mailto:denise@mcgeelawfl.com)  
December 21, 28, 2023

### FIRST INSERTION

following described property as set forth in said Final Judgment, to wit: LOT(S) 12, BLOCK 115, OF DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 1-15 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. PROPERTY ADDRESS: 2667 REDWOOD ST, BUNNELL, FL 32110 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you,

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION  
File No. 2023 CP 518  
Division 48

IN RE: ESTATE OF  
JOSEPH A. RIZZO  
Deceased.

The administration of the estate of Joseph A. Rizzo, deceased, whose date of death was March 7, 2022, 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 December 21, 2023.

**Personal Representative:**  
Teresa Rizzo  
40 Eagle Lake Drive  
Flagler Beach, Florida 32136  
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](mailto:DVidal@legalteamforlife.com)  
Secondary E-Mail:  
[Proserv@legalteamforlife.com](mailto:Proserv@legalteamforlife.com)  
December 21, 28, 2023

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER, FLORIDA

DIVISION:48  
CASE NO.: 2023 CP-000761

IN RE: THE ESTATE OF  
LINDA R. TUROSKI  
Deceased.

The administration of the estate of LINDA R. TUROSKI, deceased, whose date of death was March 25, 2023, is pending in the Circuit Court for St. Johns 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 December 21, 2023.

**Personal Representative:**  
/s/ Shawn M. Turoski,  
710 Hidden Ridge N.,  
Midland, MI 48640

/s/ Jennifer Akin  
Jennifer Akin, Esq.  
Bar Number No. 113117  
6045 AIA S.  
St. Augustine, FL 32080  
Phone: (904) 320-0011  
[jennifer@jakinlaw.com](mailto:jennifer@jakinlaw.com)  
Attorney for Petitioner  
December 21, 28, 2023

23-00225G

### FIRST INSERTION

to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096 Hearing or voice impaired, please call 711. Dated this 14 day of December 2023. By: /s/ Pratik Patel Pratik Patel, Esq. Bar Number: 98057 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 [eservice@decubaslewis.com](mailto:eservice@decubaslewis.com) 22-01023 December 21, 28, 2023

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION  
CASE NO.: 2023-CP-000747  
DIVISION 48

IN RE: ESTATE OF  
BRADLEY GLENN BUNTING,  
Deceased.

The administration of the Estate of Bradley Glenn Bunting, deceased, whose date of death was September 16, 2023, is pending in the Circuit Court for Flagler County, Florida, the address of which is Kim C. Hammond Justice Center 1769 E. Moody Blvd, Building #1, 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 claim 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 the 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 the first publication of this Notice is: December 21, 2023.

**Personal Representative:**  
Gary G. Bunting,  
13 Kashmir Trail,  
Palm Coast, Florida 32164  
PERRI & JENNINGS, Attorneys at Law  
Attorneys for Personal Representative  
4 Eleventh Avenue, Suite 1  
Shalimar, Florida 32579  
(850) 651-3011  
[tchiasson@perrijennings.law](mailto:tchiasson@perrijennings.law)  
/s/ Timothy M. Chiasson  
TIMOTHY M. CHIASSON  
Florida Bar Number: 0116547  
December 21, 28, 2023

### FIRST INSERTION

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

PROBATE DIVISION  
Case No. 2023 CP 000790

IN RE: ESTATE OF  
JAMES W. TRUE,  
Deceased.

The administration of the estate of James W. True, deceased, whose date of death was June 1, 2023, is pending in the Circuit Court of Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Bldg 1, Bunnell, FL 32110, Attn: Probate Department. 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 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: December 21, 2023.

**Personal Representative:**  
Kathleen M. True  
80 Surfview Dr., Unit 218  
Palm Coast, FL 32137



## FIRST INSERTION

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

CIVIL DIVISION  
**Case No. 2023-CA-000524**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.**  
**UNKNOWN TRUSTEE OF THE VINETA KNIGHT LIVING TRUST; VINETA KNIGHT; PINENE VENETA KNIGHT TRUST-CO; SONJA FRENCH: EL A/K/A SONJA EL; UNKNOWN SPOUSE OF VINETA KNIGHT; UNKNOWN BENEFICIARIES OF THE VINETA KNIGHT LIVING TRUST; SONJA EL, TRUSTEE OF SONJA EL PRIVATE IRREVOCABLE EXPRESS TRUST; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 6, 2023, and entered in Case No. 2023 CA 000524 of the Circuit Court in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and UNKNOWN TRUSTEE OF THE VINETA KNIGHT LIVING TRUST; VINETA KNIGHT; PINENE VENETA KNIGHT TRUST-CO; SONJA FRENCH: EL A/K/A SONJA EL; UNKNOWN SPOUSE OF VINETA KNIGHT; UNKNOWN BENEFICIARIES OF THE VINETA KNIGHT LIVING TRUST; SONJA EL, TRUSTEE OF SONJA EL PRIVATE IRREVOCABLE EXPRESS TRUST; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST

A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TOM BEXLEY, Clerk of the Circuit Court, will sell to the highest and best bidder for cash https://flagler.realforeclose.com, 11:00 a.m., on February 2, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 13, BLOCK 147, OF PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 23, OF THE PUBLIC RECORDS OF FLAGLER 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 12/14/2023.  
 By: /s/ Sheena M. Diaz  
 Sheena M. Diaz  
 Florida Bar No.: 97907  
 Roy Diaz, Attorney of Record  
 Florida Bar No. 767700  
 Diaz Anselmo & Associates, P.A.  
 Attorneys for Plaintiff  
 499 NW 70th Ave., Suite 309  
 Fort Lauderdale, FL 33317  
 Telephone: (954) 564-0071  
 Facsimile: (954) 564-9252  
 Service E-mail: answers@dallegal.com  
 1446-183981 / SR4  
 December 21, 28, 2023 23-00222G

## FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 Notice of Public Sale Pursuant to Chapter 45

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**Case No.: 2023-CA-000532**  
**JEANNIMARIE, LLC, a Florida limited liability company, Plaintiff, v.**  
**BUTLER & BUTLER PROPERTIES, LLC, a Florida limited liability company, Defendant.**

NOTICE IS HEREBY GIVEN Pursuant to a Summary Final Judgment of Foreclosure of Lien dated October 30, 2023, entered in Case No. 2023-CA-000532 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Jeannimarie, LLC, is the Plaintiff and Butler & Butler Properties, LLC is the Defendant, and pursuant to the Agreed Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale Set for December 8, 2023, entered on December 6, 2023, Tom Bexley, the Flagler County Clerk of the Circuit Court and Comptroller will sell at public sale to the highest and best bidder for cash on January 26, 2024, at 11:00am on the Flagler Clerk's foreclosure website at https://flagler.realforeclose.com the following described property as public sale set forth in said Summary Final Judgment of Foreclosure, to-wit: A PORTION OF GOVERNMENT LOT 1, SECTION 29, TOWNSHIP 12 SOUTH, RANGE 32 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE EASTERLY LINE OF THE 50 FOOT COUNTY ROAD, AS SHOWN ON THE PLAT OF OCEAN PALM SUBDIVISION, OF RECORD IN MAP BOOK 5, PAGE 70, OF THE PUBLIC RECORDS OF

FLAGLER COUNTY, FLORIDA, SAID POINT BEING A DISTANCE OF 1232.34 FEET SOUTHERLY FROM THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 12 SOUTH, RANGE 32 EAST; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE COUNTY ROAD, A DISTANCE OF 129.15 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE NORTH LINE OF 60 FOOT STREET, A DISTANCE OF 250 FEET TO THE WESTERLY LINE OF STATE ROAD A-1-A; THENCE NORTHERLY AND ALONG THE WESTERLY LINE OF STATE ROAD A-1-A DISTANCE OF 129.15 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES TO STATE ROAD A-1-A, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THE LAND LYING EASTERLY THEREOF, EASTERLY OF STATE ROAD A-1-A, AND ALL LITTORAL AND SHORE RIGHTS APPERTAINING THERETO. Flagler Parcel ID No.: 29-12-32-0000-01032-0000

More Commonly Known As: 3590 South Ocean Shore Blvd., Flagler Beach, FL 32136.

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 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.

If you are a person with a disability who needs any accommodation in order

## FIRST INSERTION

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

**Case No.: 2023-CA-000953**  
**HULBERT HOMES, INC. a Florida Corporation; Plaintiff, v.**  
**EAST COAST TRADITIONS, LLC, a Florida Limited Liability Company, and MIYOSHI HEMINGWAY, Individually; Defendants.**

TO: MIYOSHI HEMINGWAY  
 YOU ARE NOTIFIED that a Complaint for Breach of Contract, Unjust Enrichment, Professional Negligence, and Fraudulent Inducement 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:

Elliott V. Mitchell, Esquire,  
 500 South Florida Avenue, Suite 800,  
 Lakeland, Florida 33801  
 within thirty (30) days from the first date of publication, to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded in the petition, without further notice.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (386) 257-6096 (voice), Hearing or voice impaired, please call 711, as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

DATED this day of 12/15/2023.

TOM BEXLEY  
 FLAGLER COUNTY, FL  
 CLERK OF THE COURT  
 (COURT SEAL) By: /s/ Amy Perez  
 As Depute Clerk

Elliott V. Mitchell, Esquire,  
 500 South Florida Avenue, Suite 800  
 Lakeland, Florida 33801  
 Dec. 21, 28, 2023; Jan. 4, 11, 2024  
 23-00223G

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for the Seventh Judicial Circuit Court, Court Administration, 101 N. Alabama Avenue, Suite B-206, DeLand, FL 32724, phone number: (386)275-6096. For hearing or voice impaired, please call 711.

Dated this 8th day of December, 2023.

/s/Jonathan J. A. Paul  
 Jonathan J.A. Paul  
 Florida Bar No. 41845  
 WEISSMAN PAUL, PLLC  
 999 Douglas Avenue, Suite 2214  
 Altamonte Springs, Florida 32714  
 Telephone: (321)384-0515  
 Primary Email:  
 jonathan@weissmanpaul.com  
 Secondary Email:  
 office@weissmanpaul.com  
 Attorney for Plaintiff

CERTIFICATE OF SERVICE  
 I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via ECF to all parties so registered including to David E. Borack, Borack Law Group, P.A., P.O. Box 915498, Longwood, FL 32791 (email: dborack@boracklawgroup.com) on December 8, 2023.

/s/Jonathan J. A. Paul  
 Jonathan J.A. Paul  
 Florida Bar No. 41845  
 WEISSMAN PAUL, PLLC  
 999 Douglas Avenue, Suite 2214  
 Altamonte Springs, Florida 32714  
 Telephone: (321)384-0515  
 Primary Email:  
 jonathan@weissmanpaul.com  
 Secondary Email:  
 office@weissmanpaul.com  
 Attorney for Plaintiff  
 The above is to be published in the:  
 Palm Coast Observer  
 1 Florida Park Drive N. Unit 103  
 Palm Coast, FL 32137  
 December 21, 28, 2023 23-00215G

## FIRST INSERTION

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

**File No. 2023 CP 000729**  
**Division 48**  
**IN RE: ESTATE OF MARIAN ELIZABETH MORRISSEY Deceased.**

The administration of the estate of Marian Elizabeth Morrissey, deceased, whose date of death was July 30, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and 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 December 21, 2023.

**Personal Representative:**  
 /s/ Robert B. Morrissey  
 11 Erickson Place  
 Palm Coast, Florida 32164  
 Attorney for Personal Representative:  
 /s/ Jennifer A. McGee  
 Jennifer A. McGee, Esq.  
 Attorney  
 Florida Bar Number: 1023165  
 18 Market Ave., Suite 165  
 Palm Coast, Florida 32164  
 Telephone: (386) 320-7300  
 E-Mail: jennifer@mcgeelawfl.com  
 Secondary E-Mail:  
 denise@mcgeelawfl.com  
 December 21, 28, 2023 23-00221G

## FIRST INSERTION

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

**CASE NO.: 2023 CA 000801**  
**VILLAGE CAPITAL & INVESTMENT LLC,**

**Plaintiff, vs.**  
**CATHERINE E. RODGERS; UNKNOWN SPOUSE OF CATHERINE E. RODGERS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at 11:00 AM on the 26 day of January, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 11, SUBDIVISION PALM WYNNFIELD - SECTION-21, PALM COAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 43 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. PROPERTY ADDRESS: 17 WELLER LN, PALM COAST, FL 32164

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-

## FIRST INSERTION

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

**CASE NO.: 2023 CA 000786**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF ANTLR MORTGAGE LOAN TRUST 2021-RTL1, Plaintiff, v.**  
**SCOTT RYER EVEY; 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 a Final Judgment dated December 8, 2023 entered in Civil Case No. 2023 CA 000786 in the Circuit Court of the 7th Judicial Circuit in and for Flagler County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF ANTLR MORTGAGE LOAN TRUST 2021-RTL1, Plaintiff and SCOTT RYER EVEY are defendants, Tom Bexley, Clerk of Court, will sell the property at public sale at www.flagler.realforeclose.com beginning at 11:00 AM on February 9, 2024 the following described property as set forth in said Final Judgment, to-wit: LOT 17, THE VILLAGE PHASE II, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN MAP BOOK 26, PAGES 52 AND 53, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 201 Oak Ln, Flagler Beach, FL 32136

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
 Kelley Kronenberg  
 10360 West State Road 84  
 Fort Lauderdale, FL 33324  
 Phone: (954) 370-9970  
 Fax: (954) 252-4571  
 Service E-mail:  
 fltrealp@kelleykronenberg.com  
 /s/ Jordan Shealy  
 Jordan Shealy, Esq.  
 FBN: 1039538  
 File No: 02305927-JMV  
 December 21, 28, 2023 23-00219G

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration  
 125 E. Orange Ave., Ste. 300  
 Daytona Beach, FL 32114  
 (386) 257-6096  
 Hearing or voice impaired, please call 711.

Dated this 13 day of December 2023.

By: /s/ Pratik Patel  
 Pratik Patel, Esq.  
 Bar Number: 98057  
 Submitted by:  
 De Cubas & Lewis, P.A.  
 PO Box 5026  
 Fort Lauderdale, FL 33310  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
 eservice@decubaslewis.com  
 23-02129  
 December 21, 28, 2023 23-00217G

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 CP 000175**  
**Division 48**  
**IN RE: ESTATE OF ALLEN KYLE BRADLEY Deceased.**

The administration of the estate of Allen Kyle Bradley, deceased, whose date of death was October 18, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Building #1 - Kim C. Hammond Justice Center, 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 December 21, 2023.

**Personal Representative:**  
 /s/ Angela Stoffel  
 5410 Roundup Drive  
 Colorado Springs, Colorado 80918  
 Attorney for Personal Representative:  
 /s/ Jennifer A. McGee  
 Jennifer A. McGee, Esquire  
 Attorney  
 Florida Bar Number: 1023165  
 18 Market Ave., Suite 165  
 Palm Coast, Florida 32164  
 Telephone: (386) 320-7300  
 E-Mail: jennifer@mcgeelawfl.com  
 Secondary E-Mail:  
 denise@mcgeelawfl.com  
 December 21, 28, 2023 23-00220G

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, FLAGLER COUNTY, FLORIDA PROBATE DIVISION  
**Case No. 23-CP-000386**  
**Division: 48**  
**IN RE: ESTATE OF GLORIA LEVCHUK, Deceased**

The administration of the estate of GLORIA LEVCHUK deceased, whose date of death was April 4, 2023; Case Number 23-CP-000386, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, Florida 32110. The name and address 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 the 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 the 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 14, 2023.

**Persons Giving Notice:**  
**William Levchuk**  
 12 Valencia Street  
 Palm Coast, Florida 32137  
 Attorney for Personal Representative:  
 JOHN E. TRAVERS, ESQ.  
 Stern Kilcullen & Rufo, LLC  
 7108 Fairway Drive, Suite 123  
 Palm Beach Gardens, Florida 33418  
 Tel: 561-721-6525  
 Facsimile: 973-535-9664  
 Florida Bar No. 90498  
 December 14, 21, 2023 23-00214G

## SECOND INSERTION

## NOTICE OF FORFEITURE

A 2006 Chevrolet Trail Blazer with VIN# 1GNDT13S962245301 was seized for forfeiture by the Flagler County Sheriff's Office on October 27, 2023. The item(s) were seized at or near Old Dixie Highway South, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 001022 in the 7th Circuit Court.

December 14, 21, 2023 23-00316F

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 CP 000748**  
**Division 48**  
**IN RE: ESTATE OF ANN WHITE Deceased.**

The administration of the estate of Ann White, deceased, File Number: 2023 CP 000748, whose date of death was February 2, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and 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 December 14, 2023.

**Personal Representative:**  
 /s/ Joseph DiMeglio  
**Joseph DiMeglio**  
 556 N Lewis Ave.  
 Lindenhurst, NY 11757  
 Attorney for Personal Representative:  
 /s/ Jonathan P. Hermes  
 Jonathan P. Hermes, Esq.  
 Attorney  
 Florida Bar Number: 1011335  
 Ginn & Patrou, PLLC  
 460 AIA Beach Blvd.  
 St. Augustine, FL 32080  
 Telephone: (904) 461-3000  
 Fax: (844) 730-9828  
 E-Mail: service@ginnpatrou.com  
 Secondary E-Mail:  
 jhermes@ginnpatrou.com  
 December 14, 21, 2023 23-00209G

## SECOND INSERTION

## NOTICE OF FORFEITURE

A 2014 Dodge Durango with VIN# 1C4SDHCT0E394252, \$625.00 USD, Zastava Semi-Auto Rifle serial #ZPAP92, RG Industries 22 Revolver serial #38796 was seized for forfeiture by the Flagler County Sheriff's Office on November 27, 2023. The item(s) were seized at or near Southbound I-95, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 001016 in the 7th Circuit Court.

December 14, 21, 2023 23-00311F

## FIRST INSERTION

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

**Case No.: 2023 CA 000631**  
**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5, Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES E. ROBBINS, DECEASED, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2023, and entered in Case No. 2023 CA 000631 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Wells Fargo Bank, National Association, As Trustee For Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James E. Robbins, deceased, Kevin Robbins, Kyle Joseph Robbins, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the January 5, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 18, BLOCK 138, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 1-15 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. A/K/A 1528 HWY 305 BUNNELL FL 32110  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 ATTENTION: PERSONS WITH DISABILITIES  
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8770. If you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-4655; Fax: (386) 437-1928.

Dated this 12 day of December, 2023.  
 ALBERTELLI LAW  
 P. O. Box 23028  
 Tampa, FL 33623  
 Tel: (813) 221-4743  
 Fax: (813) 221-9171  
 eService: servealaw@albertellilaw.com  
 By: /s/ Nathan Gryglewicz  
 Florida Bar #762121  
 Nathan Gryglewicz, Esq.  
 CT - 23-004232  
 December 21, 28, 2023 23-00216G

December 21, 2023 23-00318F



## SUBSEQUENT INSERTIONS

## FOURTH INSERTION

NOTICE OF ACTION FOR  
Dissolution of Marriage  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT, IN AND  
FOR FLAGLER COUNTY, FLORIDA  
Case No.: 2023DR000855  
Division: 47

Chaz Davis,  
Petitioner and  
Daniel Wiley,  
Respondent.  
TO: Daniel Wiley  
745 Bellevue Avenue, apt #1 Daytona  
Beach, FL 32114

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Chaz Davis, whose address is 21 Sea front trail Palm Coast FL 32164, on or before 1/13/24, and file the original with the clerk of this Court at Kim C Hammond Justice Center, 1769 E Moody Blvd Building #1 Bunnell, FL 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2023 CP 000751  
Division: 48  
IN RE: ESTATE OF  
FRANCIS ALLEN SAUNDERS  
Deceased.

The administration of the estate of FRANCIS ALLEN SAUNDERS, deceased, whose date of death was January 2, 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.

{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} 21 Sea front trail Palm Coast FL 32164.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: Nov 22, 23.

CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Makaela McCarthy  
{Deputy Clerk}

Nov. 30; Dec. 7, 14, 21, 2023 23-00199G

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 December 14, 2023.

Personal Representative:  
/s/ GREGORY SAUNDERS  
325 Lafayette Street, Unit 8007  
Bridgeport, Connecticut 06604

Attorney for Personal Representative:  
RODOLFO SUAREZ, JR., ESQ.  
Attorney  
Florida Bar Number: 013201  
9100 S Dadeland Blvd., Suite 1620  
Miami, Florida 33156  
Telephone: (305) 448-4244  
E-Mail: rudy@suarezlawyers.com  
December 14, 21, 2023 23-00208G

## SECOND INSERTION

NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR FINANCIAL SUPPORT)  
IN THE CIRCUIT COURT OF THE  
7TH JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA  
Case No.: 2023 DR 001080  
Division: 47

Gianni Verdone,  
Petitioner, and  
Ariana Verdone,  
Respondent,  
TO: Ariana Verdone  
2B Sebastian Ct Palm Coast FL, 32164

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Gianni Verdone, whose address is 64 Bannerwood Lane Palm Coast FL, 32137 or on or before 12/30/2023, and file the original with the clerk of this Court at 1769 E. Moody Blvd Bldg 1 Bunnell FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: \_\_\_\_\_

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 11/17/23

CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Makaela McCarthy  
Deputy Clerk

Dec. 14, 21, 28, 2023; Jan. 4, 2024 23-00212G

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND  
FOR FLAGLER COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 2022 CA 000312  
NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING,  
Plaintiff, vs.  
CAROLYN ANN MAINWOOD, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 07, 2023, and entered in 2022 CA 000312 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and CAROLYN ANN MAINWOOD; AQUA FINANCE, INC. are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for

## SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA  
Case No. 2023 CA 000993  
Division: 49

MARIA ROSANGELA CIRESI,  
Plaintiff, vs.  
ALPHONSO LOGIUDICE,  
Defendant.

TO: ALPHONSO LOGIUDICE, and if dead or not known to be dead or alive, his several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties,

cash at <https://flagler.realforeclose.com>, at 11:00 AM, on January 05, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 18, BLOCK 45, SUBDIVISION MAP PINE GROVE - SECTION-26 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.  
Property Address: 78 PIEDMONT DR, PALM COAST, FL 32164  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT  
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no

cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 6 day of December, 2023.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
22-028615 - NaC  
December 14, 21, 2023 23-00210G

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following property in Flagler County, Florida:  
Lot 10 of Block 40 of Palm Coast, Map of Pine Grove, Section 28, according to the plat thereof, as recorded in Map Book 9, at Page 59, of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records book 35, at page 528 of the Public Records of Flagler County, Florida.)  
a/k/a 3 Porter Lane, Palm Coast, Florida 32164.

has been filed against you and you are required to serve a copy of your written defenses, if any, to Vincent L. Sullivan, Esq., the Plaintiff's attorney, whose address is 145 City Place, Suite 301, Palm Coast, Florida 32137 [VSullivan@legalteamforlife.com] and

cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 6 day of December, 2023.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
22-028615 - NaC  
December 14, 21, 2023 23-00210G

legatteamforlife.com] and [CMcNeil@legalteamforlife.com], on or before 30 days after the first date of publication of this Notice of Action, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated 12/11/2023.  
TOM BEXLEY  
Clerk of Court  
(SEAL) By: /s/ Margarita Ruiz  
Deputy Clerk

Vincent L. Sullivan, Esq.  
the Plaintiff's attorney  
145 City Place, Suite 301  
Palm Coast, Florida 32137  
[VSullivan@legalteamforlife.com] and  
[CMcNeil@legalteamforlife.com] Dec. 14, 21, 28, 2023; Jan. 4, 2024 23-00213G

has been filed against you and you are required to serve a copy of your written defenses, if any, to Vincent L. Sullivan, Esq., the Plaintiff's attorney, whose address is 145 City Place, Suite 301, Palm Coast, Florida 32137 [VSullivan@legalteamforlife.com] and



## SAVE TIME

Email your Legal Notice  
[legal@palmcoastobserver.com](mailto:legal@palmcoastobserver.com)



## SAVE TIME

Email your Legal Notice  
[legal@palmcoastobserver.com](mailto:legal@palmcoastobserver.com)

## VOLUSIA COUNTY LEGAL NOTICES

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
7TH JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION:  
CASE NO.: 2023 12114 CIDL  
LAKEVIEW LOAN SERVICING, LLC,  
Plaintiff, vs.  
ANNE M. PHAREL; STATE OF  
FLORIDA; VOLUSIA COUNTY,  
FLORIDA CLERK OF COURT;  
UNKNOWN SPOUSE OF ANNE M.  
PHAREL; JOSEPH MAXWELL  
REESER A/K/A JOSEPH  
REESER; UNKNOWN TENANT IN  
POSSESSION OF THE SUBJECT  
PROPERTY,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com) at 11:00 AM on the 18 day of January, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 2, BLOCK 1427, DELTONA LAKES UNIT FIFTY-THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, AT PAGES 32 THROUGH 42, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
PROPERTY ADDRESS: 2076 ALTOONA LN, DELTONA, FL 32738  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM

WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

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

Hearing or voice impaired, please call 711.

Dated this 14 day of December 2023.

By: /s/ Pratik Patel  
Pratik Patel, Esq.  
Bar Number: 98057

Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
23-02015  
December 21, 28, 2023 23-003751

## FIRST INSERTION

EXHIBIT "A"  
BOARD OF SUPERVISORS MEETING DATES  
CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024

The Board of Supervisors of the Cresswind DeLand Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at Victoria Hills Golf Club, 300 Spalding Way, DeLand, Florida 32724 on the first Thursday of the month at 9:00 a.m., unless otherwise indicated as follows:

Thursday, January 4, 2024  
Thursday, February 1, 2024  
Thursday, March 7, 2024  
Thursday, April 4, 2024  
Thursday, May 2, 2024  
Thursday, June 6, 2024  
Thursday, July 4, 2024  
Thursday, August 1, 2024  
Thursday, September 5, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 or by calling (813) 565-4663.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 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 Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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.

District Manager  
December 21, 2023 23-00187V

## FIRST INSERTION

NOTICE OF PUBLIC SALE  
Notice is hereby given that on 1/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 BAYWO HS BF21336 . Last Tenants: VICKY ANN BARNES AND JOHN WILLIAM BARNES and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.

December 21, 28, 2023 23-00191V

## FIRST INSERTION

NOTICE OF PUBLIC SALE  
Notice is hereby given that on 1/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 NOBI HS N21850 . Last Tenants: DUANE CHARLES BECKER and all unknown parties beneficiaries heirs . Sale to be at MHC PICKWICK VILLAGE LLC, 4500 S CLYDE MORRIS BLVD, PORT ORANGE, FL 32129. 813-282-5925.

December 21, 28, 2023 23-00191V

## FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND  
FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2023 32524 CICI  
NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING,  
Plaintiff, vs.  
BRENDA A. ZALE; UNKNOWN  
SPOUSE OF BRENDA A. ZALE;  
INTERCOASTAL TOWNHOMES  
ASSOCIATION, INC.; UNKNOWN  
TENANT(S) IN POSSESSION #1 and  
#2, et al.  
Defendant(s).

TO: BRENDA A. ZALE  
(Current Residence Unknown)  
(Last Known Address(es))  
1610 SOUTH PALMETTO AVENUE, #4  
SOUTH DAYTONA, FL 32119  
ALL OTHER UNKNOWN PARTIES,  
INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS  
(Last Known Address)  
1610 SOUTH PALMETTO AVENUE, #4  
SOUTH DAYTONA, FL 32119

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

LOT 4, INTERCOASTAL TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 50, PAGE 55, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A: 1610 SOUTH PALMETTO AVENUE, #4, SOUTH DAYTONA, FL 32119. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442. Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in The Palm Coast/Ormond Beach Observer) and file the original with the

Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

WITNESS my hand and the seal of this Court this 12 day of Dec, 2023.

LAURA E. ROTH  
As Clerk of the Court and/or  
Comptroller  
(SEAL) LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
BY: /s/ Erika Gray  
DEPUTY CLERK

Brian L. Rosaler, Esquire  
POPKIN & ROSALER, P.A.  
1701 West Hillsboro Boulevard, Suite 400  
Deerfield Beach, FL 33442.  
Attorney for Plaintiff  
23-50820  
December 21, 28, 2023 23-003801

## FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE  
CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT  
In accord with Chapters 120 and 190, Florida Statutes, the Cresswind DeLand Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746.

District Manager  
Cresswind DeLand Community Development District  
December 21, 2023 23-00186V

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023 12742 PRDL  
IN RE: ESTATE OF  
GEORGE DOWNS, III,  
Deceased.

The administration of the estate of GEORGE DOWNS, III, deceased, whose date of death was August 8, 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 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

## FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT, IN AND  
FOR VOLUSIA COUNTY, FLORIDA  
CASE NO. 2023 12450 CIDL

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY IXIS  
REAL ESTATE CAPITAL TRUST  
2006-1 MORTGAGE PASS THROUGH  
CERTIFICATES, SERIES 2006-1,  
Plaintiff, vs.  
JACKIE WHITEHORN; UNKNOWN  
HEIRS OF BEVERLY JACKSON A/K/A  
BEVERLY WHITEHORN, ET AL.  
Defendants

To the following Defendant(s):  
UNKNOWN HEIRS OF BEVERLY JACKSON A/K/A BEVERLY WHITEHORN (CURRENT RESIDENCE UNKNOWN)  
Last Known Address: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 35, OF HERITAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 176 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 370 HERITAGE ESTATES LANE, DELAND FL 32720  
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, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before JAN 22 2024 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. This notice is provided to Administrative Order No. 2065.

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 DISCAPACIDADES Si usted es una persona con discapacidad que necesita



FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO.: 2022 31516 CICI**

**DIVISION: 31**  
**AMERIS BANK, a Georgia banking corporation,**  
**Plaintiff, vs.**  
**KELLY GROSS, an individual, BRIAN GROSS, an individual, and UNKNOWN PARTY IN POSSESSION OF 3630 RODEO ACRES DRIVE, ORMOND BEACH, FLORIDA 32174,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Summary Judgment rendered on August 31, 2023, in that certain cause pending in the Circuit Court in and for Volusia County, Florida, wherein AMERIS BANK, a Georgia banking corporation, is Plaintiff, and KELLY GROSS, an individual, BRIAN GROSS, an individual, and UNKNOWN PARTY IN POSSESSION OF 3630 RODEO ACRES, are Defendants, in Case No. 2022 31516 CICI, the Clerk of the aforesaid Court will at 11:00 a.m. on January 19, 2024, offer for sale and sell to the highest bidder for cash on Volusia County Clerk's Public Auction website: www.volusia.realforeclose.com, in accordance with Chapter 45, Florida Statutes, the following described property, situated and being in Volusia County, Florida, to-wit:

LOT 6, RODEO ACRES, AS PER AN UNRECORDED PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°07'19" WEST ALONG THE NORTH LINE OF SAID SECTION 26, 421.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01°16'08" EAST, 658 FEET; THENCE NORTH 89°07'19" EAST 352.5 FEET; THENCE SOUTH 01°16'05" EAST 669.92 FEET; THENCE SOUTH 89°16'47" WEST 532.52 FEET; THENCE NORTH 01°16'08" WEST 1326.45 FEET; THENCE NORTH 89°07'19" EAST 180 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO A ROAD, DRAIN-

AGE AND UTILITY EASEMENT OVER THE NORTHERLY 30 FEET THEREOF. TOGETHER WITH A NON EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 30 EAST AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 30 EAST, ALL IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHERLY 30 FEET OF THE SAID NORTHWEST 1/4 OF SECTION 25, EXCEPTING THE EASTERLY 676 FEET THEREOF; THE NORTHERLY 30 FEET OF THE EASTERLY 1,011.05 FEET OF SAID SECTION 26.

ALSO, THE EASTERLY 12 1/2 FEET OF THE FOLLOWING DESCRIBED PARCEL: A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 26, THENCE SOUTH 89°07'19" WEST 48.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°16'08" EAST, 658 FEET; THENCE SOUTH 89°07'19" WEST 165.5 FEET; THENCE NORTH 01°16'08" WEST 658 FEET THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 89°07'19" EAST ALONG THE NORTH LINE OF SAID SECTION 26, 165.5 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO A ROAD DRAINAGE AND UTILITY EASEMENT OVER THE NORTHERLY 30 FEET THEREOF AND BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 12.5" THEREOF.

ALSO, THE WEST 12' OF THE FOLLOWING DESCRIBED PARCEL: A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 30 EAST AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 88°58'51" EAST ALONG THE NORTH LINE SAID SECTION 25, 128.95

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 December 21, 2023.  
**Personal Representative:**  
**Lee Browning, Jr.**  
 13 Hill Street  
 Wading River, New York 11792  
 Attorneys for Personal Representative:  
 Rayndel Valle  
 Florida Bar Number: 1034181  
 Emma L. Osborne  
 Florida Bar Number: 119499  
 Attorneys for Lee Browning, Jr.  
 BOND SCHOENECK & KING PLLC  
 4001 Tamiami Trail N, Suite 105  
 Naples, FL 34103  
 Telephone: (239) 659-3800  
 Fax: (239) 659-3812  
 E-Mail: rvalle@bsk.com  
 Secondary E-Mail: eosborne@bsk.com;  
 dluciano@bsk.com;  
 eservicell@bsk.com  
 December 21, 28, 2023 23-003731

FEET; THENCE SOUTH 01°12' 11" EAST, 605 FEET; THENCE SOUTH 88°58'51" WEST, 125.61 FEET; THENCE SOUTH 89°07'19" WEST, 51.20 FEET; THENCE NORTH 01°16'08" WEST, 605 FEET TO THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 89°07'19" EAST, 48.55 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO A ROAD, DRAINAGE AND UTILITY EASEMENT OVER THE NORTHERLY 30 FEET THEREOF AND BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 12.5 FEET THEREOF.

ALSO, LESS THAT PORTION CONTAINED IN THAT CERTAIN WARRANT DEED RECORDED IN OFFICIAL RECORDS BOOK 7104, PAGE 4491, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

(hereinafter referred to as the "Real Property") except as herein before set forth, in accordance with Section 45.031, Florida Statutes. The "highest bidder" for purposes of this Notice of Sale is defined as the party who bids the largest amount of money to purchase the Real Property, and who completes the sale in a timely fashion, as hereinafter set out. The one who bids the largest amount of money to purchase the Real Property shall be permitted to complete the sale by delivering to the Clerk the balance of such bid, over and above the deposit, by 10:00 a.m. ET of the next business day following the sale.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated: December 14, 2023  
 AKERMAN LLP  
 By: s/ Christian P. George  
 Christian P. George  
 Florida Bar No. 41055  
 Primary Email:  
 christian.george@akerman.com  
 Secondary Email:  
 susan.scott@akerman.com  
 Secondary Email:  
 jennifer.meehan@akerman.com  
 50 North Laura Street, Suite 3100  
 Jacksonville, Florida 32202  
 Telephone: (904) 798-3700  
 Facsimile: (904) 798-3730  
 Attorneys for Ameris Bank  
 74046043;1  
 December 21, 28, 2023 23-003781

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  
**GENERAL JURISDICTION DIVISION**  
**CASE NO. 2023 30286 CICI**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.**  
**NICOLE LYNN KOCSIS A/K/A NICOLE L. KOCSIS, et al., Defendant.**

TO: NICOLE LYNN KOCSIS A/K/A NICOLE L. KOCSIS, 729 PRISSOL LN, PORT ORANGE, FL 32127  
 MICHAEL LEWIS KOCSIS A/K/A MICHAEL L. KOCSIS, 729 PRISSOL LN, PORT ORANGE, FL 32127  
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 26, WINTER PARK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 107, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before JAN 25 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 11 day of December, 2023.

Laura E Roth  
 CLERK OF THE CIRCUIT COURT  
 BY: /s/ Jennifer M. Hamilton Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 East Robinson Street, Suite 155, Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: AccountsPayable@mccalla.com  
 23-07402FL  
 December 21, 28, 2023 23-003791

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-12546 PRDL**  
**Division 10**  
**IN RE: ESTATE OF ALTON ZIPPERER A/K/A ALTON L. ZIPPERER, JR. A/K/A ALTON LAMAR ZIPPERER, JR., Deceased.**

The administration of the estate of ALTON ZIPPERER A/K/A ALTON L. ZIPPERER, JR. A/K/A ALTON LAMAR ZIPPERER, JR., deceased, whose date of death was July 8, 2023, 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 representative and the personal representative's attorney are set forth below.

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2022, and entered in 2021 11383 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KAREN AYLES-ROCHESTER are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.

FIRST INSERTION

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Cresswind DeLand Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of DeLand, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025. The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General. Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide eight (8) copies of their proposal to Patricia Comings-Thibault (or by email patricia@breezehome.com)("District Manager"), in an envelope marked on the outside "Auditing Services, Cresswind DeLand Community Development District." Proposals must be received by 12:00 p.m. on Tuesday, January 23, 2024, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS District Auditing Services for Fiscal Year 2024**

City of DeLand, Florida  
**INSTRUCTIONS TO PROPOSERS**  
**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Tuesday, January 23, 2024, at 12:00 p.m.**, at the offices of District Manager, located at c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit eight (8) copies of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Cresswind DeLand Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.  
 A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.  
 B. Describe proposed staffing levels, including resumes with applicable certifications.  
 C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.  
 D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

**SECTION 13. PROTESTS.** In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA**

- 1. Ability of Personnel. (20 Points)**  
 (E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)
- 2. Proposer's Experience. (20 Points)**  
 (E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)
- 3. Understanding of Scope of Work. (20 Points)**  
 Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.
- 4. Ability to Furnish the Required Services. (20 Points)**  
 Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.
- 5. Price. (20 Points)\*\*\***  
 Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal. Total (100 Points)  
 \*\*\*Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

December 21, 2023 23-00185V

RIOD 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: December 21, 2023.

Signed on this 15th day of December, 2023.

/s/ VIVIAN ZIPPERER  
**Personal Representative**  
 130 Deer Lake Circle  
 Ormond Beach, FL 32174  
 /s/ ROBERT KIT KOREY, ESQUIRE  
 Attorney for Personal Representative  
 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  
 December 21, 28, 2023 23-003811

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 14 day of December, 2023.  
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: flmail@raslg.com  
 By: /s/ Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email:  
 dsalem@raslg.com  
 20-011065 - DaV  
 December 21, 28, 2023 23-003771

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO. 2023 10263 CIDL**

**WELLS FARGO BANK, N.A. Plaintiff, v.**  
**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF KEIKO KOSTER, DECEASED; MICHAEL ROY KOSTER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; FAWN RIDGE HOMEOWNERS ASSOCIATION, INC. F/K/A FAWN RIDGE PROPERTY OWNERS ASSOCIATION, INC.**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 18, 2023, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as: LOT 27, BLOCK A, FAWN RIDGE-PHASE II-A REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE(S) 52 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

a/k/a 2875 STAGS LEAP DR, ORANGE CITY, FL 32763-8347 at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on January 16, 2024 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 15th. day of December, 2023.

eXL Legal, PLLC  
 Designated Email Address:  
 efling@exlegal.com  
 12425 28th Street North, Suite 200  
 St. Petersburg, FL 33716  
 Telephone No. (727) 536-4911  
 Attorney for the Plaintiff  
 Isabel López Rivera  
 FL Bar: 1015906  
 1000008507  
 December 21, 28, 2023 23-003761

FIRST INSERTION

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

**CASE NO.: 2023 32031 CICI**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.**  
**KARLA A. MEYER; UNKNOWN SPOUSE OF KARLA A. MEYER; DUNLAWTON HILLS HOMEOWNERS ASSOCIATION, INC.; 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 a Final Judgment dated November 29, 2023 entered in Civil Case No. 2023 32031 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and KARLA A. MEYER; DUNLAWTON HILLS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 NKA KAYLA GASPER 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 February 28, 2024 the following described property as set forth in said Final Judgment, to-wit-:

LOT 120, DUNLAWTON HILLS UNIT III-A, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 40, PAGE 190 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 957 Stoneybrook Cir, Port Orange FL 32127  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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: M23211 - JMV  
 December 21, 28, 2023 23-003741

FIRST INSERTION

**PUBLIC SALE**  
 Dr. Charles I Stein, MD , announcing the closing of his Gynecology practice located at 598 Sterthaus Drive, Ormond Beach Florida. Dr Whitney Shoemaker @ 386-256-2565, and Dr John White @ 386-255-0901 have agreed to accept Dr Stein's patients for their gynecology care after end of practice. Closing as of 1/1/2024, records will be available through January.

December 21, 2023 23-00181V

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-CP-12644 PRDL**  
**Division Probate**  
**IN RE: ESTATE OF LEE D. BROWNING, SR. Deceased.**

The administration of the estate of Lee D. Browning, Sr., deceased, whose date of death was December 22, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32721-6043. 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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO.: 2023 30170 CICI**

**THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SMALL BUSINESS ADMINISTRATION, Plaintiff, v.**  
**GLOBAL WORLD WIDE SERVICES, INC., A FLORIDA CORPORATION; RANDY WADE PETERSON, ET AL., Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 13, 2023 entered in Civil Case No. 2023 30170 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SMALL BUSINESS ADMINISTRATION, Plaintiff and GLOBAL WORLD WIDE SERVICES, INC., A FLORIDA CORPORATION; RANDY WADE PETERSON; CITY OF SOUTH DAYTONA; SAND LAND AND WATER, INC.; NICHOLAS VASSILAKOS; THE CLERK OF THE SEVENTH JUDICIAL CIRCUIT FOR VOLUSIA COUNTY, FLORIDA 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 12, 2024 the following described property as set forth in said Final Judgment, to-wit: LOT 29, BIG TREE VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 35, PAGES 156 AND 157, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

Property Address: 787 Aspen Drive, Daytona Beach, FL 32119  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
 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: 02105201-JMV  
 December 21, 28, 2023 23-003831

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 12987 PRDL**  
**Division: 10**  
**IN RE: ESTATE OF NIKOLA CINDRIC, Deceased.**

The administration of the estate of NIKOLA CINDRIC, deceased, whose date of death was October 13, 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 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.



# VOLUSIA COUNTY LEGAL NOTICES

## FIRST INSERTION

### REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT RFQ for Engineering Services

The Cresswind DeLand Community Development District ("District"), located in Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the [Jurisdiction]; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on Tuesday, January 23, 2024, to the attention of Patricia Comings-Thibault (by email to: [patricia@breezehome.com](mailto:patricia@breezehome.com)) ("District Manager's Office"). The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts

and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

### CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT DISTRICT ENGINEER PROPOSALS COMPETITIVE SELECTION CRITERIA

- 1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)  
Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) Consultant's Past Performance** (Weight: 25 Points)  
Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) Geographic Location** (Weight: 20 Points)  
Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)  
Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) Certified Minority Business Enterprise** (Weight: 5 Points)  
Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) Recent, Current and Projected Workloads** (Weight: 5 Points)  
Consider the recent, current and projected workloads of the firm.
- 7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)  
Consider the desire to diversify the firms that receive work from the District; etc.

December 21, 2023 23-00183V

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-12945-PRDL  
Division 10  
IN RE: ESTATE OF  
KATHALINE E. SALZANO  
Deceased.

The administration of the estate of Kathaline E. Salzano, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 21, 2023.

**Personal Representative:**  
**Michael K. Salzano**  
588 West End Avenue #15D  
New York, New York 10024  
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](mailto:service@upchurchlaw.com)  
2nd Email:  
[clutes@upchurchlaw.com](mailto:clutes@upchurchlaw.com)  
December 21, 2023 23-003721

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
VOLUSIA COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 2022 11317 CIDL

**ALLIED FIRST BANK, SB DBA  
SERVBANK,  
Plaintiff, vs.  
DAVIS R. JOHNSON JR., et al.,  
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 10, 2023 in Civil Case No. 2022 11317 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is Plaintiff and Davis R. Johnson Jr., et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 4th day of January, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The South 135 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 17 South, Range 30 East, Volusia County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.  
By: /s/Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: [MRService@mcalla.com](mailto:MRService@mcalla.com)  
Fl. Bar No.: 146803  
23-07703FL  
December 14, 21, 2023 23-003651

## A NEW & AFFORDABLE OPTION PUBLIC NOTICES

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## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE 7TH  
JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 2013-12134-CIDL

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
Plaintiff, vs.  
RUBEN ESCOBAR; THE UNKNOWN  
SPOUSE OF RUBEN ESCOBAR;  
ANY AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH, UNDER  
AND AGAINST THE HEREIN NAMED  
INDIVIDUAL DEFENDANT(S)  
WHO ARE NOT KNOWN TO BE  
DEAD OR ALIVE, WHETHER SAID  
UNKNOWN PARTIES MAY CLAIM  
AN INTEREST AS SPOUSES, HEIRS,  
DEVISEES, GRANTEEES, OR OTHER  
CLAIMANTS; UNKNOWN PARTY #1,  
UNKNOWN PARTY #2, UNKNOWN  
PARTY #3, AND UNKNOWN PARTY  
#4, THE NAMES BEING FICTITIOUS  
TO ACCOUNT FOR PARTIES IN  
POSSESSION,  
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Amended Order Rescheduling Foreclosure Sale December 4, 2023 and entered in Case No. 2013-12134-CIDL, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and RUBEN ESCOBAR; THE UNKNOWN SPOUSE OF RUBEN ESCOBAR; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION; are defendants. LAURA

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR  
VOLUSIA COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 2022 11006 CIDL

**PENNYMAC LOAN SERVICES, LLC,  
Plaintiff, vs.  
MICHAEL BOWMAN, et al.,  
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 19, 2023 in Civil Case No. 2022 11006 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and MICHAEL BOWMAN, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 9th day of January, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
Lot 17, Block 1048, Deltona Lakes Unit Forty, according to the map or plat thereof

## 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. 2022 11446 CIDL

**REVERSE MORTGAGE FUNDING  
LLC,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
GRANTEEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHERS WHO MAY CLAIM AN  
INTEREST IN THE ESTATE OF PAUL  
HAGEL A/K/A PAUL K. HAGEL,  
DECEASED, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2022 11446 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAUL HAGEL A/K/A PAUL K. HAGEL, DECEASED; CAROL HAGEL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com), at 11:00 AM, on January 02, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 18, TARA TRAIL, ACCORDING TO

## SECOND INSERTION

PG 3606 & ORG 6589 PG 2627  
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.

## SECOND INSERTION

NOTICE OF SALE PURSUANT TO  
CHAPTER 45, FLORIDA STATUTES  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT, IN AND  
FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2023 30237 CICI  
TRAILWOOD TOWNHOMES  
HOMEOWNERS ASSOCIATION, INC,  
Plaintiff, vs.  
JOSE CASTILLO, et al.,  
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated , in Case No.: 2023 30237 CICI of the Circuit Court in and for Volusia County, Florida, wherein TRAILWOOD TOWNHOMES HOMEOWNERS ASSOCIATION, INC, is the Plaintiff and JOSE CASTILLO, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at <https://www.volusia.realforeclose.com>, in accordance with Section 45.031, Florida Statutes, on January 3, 2024, the following described property set forth in the Final Judgment of Foreclosure: Lot 26 TRAILWOOD SUB MB 38 PG 97 PER OR 5050 PG 2185 PER OR 5849 PG 3420 PER OR 5897 PG 3787 PER OR 6377

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 January 9, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 17, BLOCK 971, DELTONA LAKES UNIT THIRTY-EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 202 THROUGH 208, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
A/K/A 1303 COMERWOOD DRIVE, DELTONA, FL 32738-9734

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, 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 7th day of December 2023.  
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](mailto:notice@kahaneandassociates.com)  
File No.: 18-01378 CMS  
December 14, 21, 2023 23-003661

as recorded in Plat Book 27, Pages 224 through 240, inclusive, of the Public Records of Volusia County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.  
By: /s/Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: [MRService@mcalla.com](mailto:MRService@mcalla.com)  
Fl. Bar No.: 146803  
23-08103FL  
December 14, 21, 2023 23-003691

THE MAP THEREOF AS RECORDED  
IN MAP BOOK 38, PAGES 192 AND 193,  
PUBLIC RECORDS OF VOLUSIA COUNTY,  
FLORIDA.

Property Address: 2322 MELONIE TRAIL, 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 in accordance with Florida Statutes, Section 45.031.

### IMPORTANT

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

Dated this 6 day of December, 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: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
[dsalem@raslg.com](mailto:dsalem@raslg.com)  
22-043424 - Arc  
December 14, 21, 2023 23-003631

PG 3606 & ORG 6589 PG 2627  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 101 N. ALABAMA AVE., STE. D-305, DELAND, FL 32724; (386) 257-6096. HEARING OR VOICE IMPAIRED, CALL 711.

DATED: December 12, 2023  
By: /s/ Carlos Arias  
Carlos Arias, Esquire  
Florida Bar No.: 820911  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, Florida 32789  
(407) 636-2549  
December 14, 21, 2023 23-003701

## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE 7TH  
JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 2022 30680 CICI

**COLONIAL SAVINGS, F.A.,  
Plaintiff, vs.  
KYLE ROBERTSON; UNKNOWN  
SPOUSE OF KYLE ROBERTSON;  
UNKNOWN PERSON(S) IN  
POSSESSION OF THE SUBJECT  
PROPERTY,  
Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 24, 2023 and entered in Case No. 2022 30680 CICI, of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein COLONIAL SAVINGS, F.A. is Plaintiff and KYLE ROBERTSON; UNKNOWN SPOUSE OF KYLE ROBERTSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 January 5, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 64, LONE OAK - UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41,

## 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. 201912208CIDL

**AMERIHOM MORTGAGE  
COMPANY, LLC,  
Plaintiff, vs.  
JOSE ANTONIO CARABALLO  
A/K/A JOSE CARABALLO, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 18, 2022, and entered in 201912208CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC is the Plaintiff and JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLO; UNKNOWN PARTY #1 N/K/A YOLANDA CARABALLO 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 January 04, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 8, BLOCK 542, DELTONA LAKES UNIT SEVENTEEN, ACCORDING OT THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 241 THROUGH 244 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-12779-PRDL  
Division Probate  
IN RE: ESTATE OF  
THOMAS RAY BROCK, SR.  
Deceased.

The administration of the estate of Thomas Ray Brock, deceased, whose date of death was August 4, 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 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 December 14, 2023.

**Personal Representative:**  
**Steven Anthony Broughton**  
747 Wright Grove Road  
Frankfort, KY 40601  
Attorney for Personal Representative:  
/s/ Cynthia E. McGee  
Cynthia E. McGee, Esq.  
Email Addresses:  
[cindi@cmcguelaw.com](mailto:cindi@cmcguelaw.com)  
[cynthia.e.mcgee@gmail.com](mailto:cynthia.e.mcgee@gmail.com)  
Florida Bar No. 0112083  
238 N. Westmonte Drive, Suite 200  
Altamonte Springs, FL 32714  
Telephone: 407-234-0695  
December 14, 21, 2023 23-003621

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PAGE(S) 196, 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, 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 5th day of December 2023.  
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](mailto:notice@kahaneandassociates.com)  
File No.: 22-00142 COL  
December 14, 21, 2023 23-003641

Property Address: 1047 SANTA CLARA DR, DELTONA, FL 32738

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 7 day of December, 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: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
[dsalem@raslg.com](mailto:dsalem@raslg.com)  
20-054594 - MiM  
December 14, 21, 2023 23-003681

## 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. 2022 11959 CIDL

**U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST,  
Plaintiff, vs.  
CHARLES J. LUPICA A/K/A  
CHARLES LUPICA AND ERIN L.  
LUPICA A/K/A ERIN LUPICA, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 06, 2023, and entered in 2022 11959 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Florida,