

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 735
Division 48
IN RE: ESTATE OF OFELIA PONCE RAMOS Deceased.

The administration of the estate of Ofelia Ponce Ramos, deceased, whose date of death was January 14, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 28, 2023.

Personal Representative:
Myrna Tumaneng
 6236 Kings Crown
 Grand Blanc, Michigan 48439

Attorney for Personal Representative:
 Diane A. Vidal, Attorney
 Florida Bar Number: 1008324

CHIUMENTO LAW
 145 City Place, Suite 301
 Palm Coast, FL 32164
 Telephone: (386) 445-8900
 Fax: (386) 445-6702
 E-Mail: DVIDal@legalteamforlife.com
 Secondary E-Mail:
 Proserv@legalteamforlife.com
 Dec. 28, 2023; Jan. 4, 2024
 23-00230G

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 A. L. Frances Designs LLC located at 139 Belleaire Dr, 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 21st day of December, 2023.
 Jill Evans
 December 28, 2023 23-00330F

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 857
Division 48
IN RE: ESTATE OF ROBIN MARIE DUNCANSON Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Robin Marie Duncanson, deceased, File Number 2023 CP 857, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was September 18, 2023; that the total value of the exempt and non-exempt assets of the estate are \$291,591.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
 David Duncanson
 29 Zeolite Place
 Palm Coast, FL 32164
 Mark Carl Duncanson
 c/o 29 Zeolite Place
 Palm Coast, FL 32164
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 28, 2023.

Person Giving Notice:
David Duncanson
 29 Zeolite Place
 Palm Coast, Florida 32164

Attorney for Person Giving Notice
 Diane A. Vidal, Attorney
 Florida Bar Number: 1008324
 CHIUMENTO LAW
 145 City Place, Suite 301
 Palm Coast, FL 32164
 Telephone: (386) 445-8900
 Fax: (386) 445-6702
 E-Mail: DVIDal@legalteamforlife.com
 Secondary E-Mail:
 Proserv@legalteamforlife.com
 Dec. 28, 2023; Jan. 4, 2024
 23-00231G

SECOND 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 EWEY; 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 EWEY 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:
 flrealprop@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 File No: 02305927-JMV
 December 21, 28, 2023 23-00219G

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

/s/ Jennifer Akin
 Jennifer Akin, Esq.
 Florida Bar No. 113117
 6045 A1A S.
 St. Augustine, FL 32080
 Phone: (904) 320-0011
 jennifer@jakinlaw.com
 Attorney for Petitioner
 December 21, 28, 2023 23-00225G



FLAGLER COUNTY
 flaglerclerk.com

VOLUSIA COUNTY
 clerk.org



SUBSEQUENT INSERTIONS

SECOND 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 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 at, 11:00 AM on the 26 day of January, 2024, the

SECOND 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

SECOND 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

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,

SECOND 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,

SECOND 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, 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
 Secondary E-Mail:
 denise@mcgeelawfl.com
 December 21, 28, 2023 23-00226G

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
 22-01023
 December 21, 28, 2023 23-00218G

SECOND 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
 /s/ Timothy M. Chiasson
 TIMOTHY M. CHIASSON
 Florida Bar Number: 0116547
 December 21, 28, 2023 23-00227G

SECOND 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 Deputy Clerk

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

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Go Store It 4601 E Moody Blvd A7 Bunnell, FL 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, Keith Wiseman # 092, Chad Williams # 166, Eugene Roberson # 051, Johnette Hattan # 251, Jimmie Belle # 316, containing household and other goods will be sold for cash on 01/12/24 at 2:00pm. With the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com

Dated this 21st day of December, 2023.
 Jill Evans
 December 28, 2023 23-00330F

SECOND 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/ Jon Haakenson
 1901 Sumter 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
 Secondary E-Mail:
 denise@mcgeelawfl.com
 December 21, 28, 2023 23-00229G

SECOND 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 0010

SECOND 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,
GRANTEES, 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/
or online at www.flagler.realfordclose.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 sur-
plus 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 re-
ceipt of this notice. If you are hearing
impaired, call 1-800-955-8771; if you are
voice impaired, call 1-800-955-8770.
THIS IS NOT A COURT INFORMATI-
ON LINE. To file response please contact
Flagler County Clerk of Court, 1769
E. Moody Blvd., Building 1, Bunnell, FL
32110, Tel: (386) 313-465; 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

SECOND 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 representa-
tive's attorney are set forth below.
All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands 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 PE-
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.
Personal Representative:
Kathleen M. True
80 Surfview Dr., Unit 218
Palm Coast, FL 32137
Attorney for Personal Representative:
SANDBERG, PHOENIX
& VON GONTARD P.C.
Richard B. Maltby, Fla. Bar. No. 123602
Andrea True Parker, Fla. Bar No. 118465
13900 Tech City Circle, Suite 415
Alachua, FL 32615
Telephone: (352) 260-0128;
Facsimile: (314)241-7604
rmaltby@sandbergphoenix.com
aparker@sandbergphoenix.com
December 21, 28, 2023 23-00224G

THIRD 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 ad-
dress is 64 Bannerwood Lane Palm Coast
FL, 32137 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 im-
mediately 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 ad-
dress. (You may file Designation of Current
Mailing and E-Mail Address, Florida Su-
preme 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 in-
formation. 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

mands 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@legatteamforlife.com
Secondary E-Mail:
Proserv@legatteamforlife.com
December 21, 28, 2023 23-00228G

SECOND 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.realfordclose.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 PLAT
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 WELLS 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-

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

SECOND 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.realfordclose.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 UN-
CLAIMED.
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

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 Adminis-
tration, 101 N. Alabama Avenue, Suite
B-206, DeLand, FL 32724, phone num-
ber: (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 cor-
rect copy of the foregoing has been fur-
nished via ECF to all parties so registered
including to David E. Borack, Borack
Law Group, P.A., P.O. Box 915498, Long-
wood, 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


YOU ARE HEREBY NOTIFIED that an
action to quiet title to the following prop-
erty 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 aforemen-
tioned legal description includes the fol-
lowing language: as amended by instru-
ment 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 ad-
dress is 145 City Place, Suite 301, Palm
Coast, Florida 32137 [VSullivan@


legatteamforlife.com] and [CMcNeil@
legatteamforlife.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 en-
tered 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@legatteamforlife.com] and
[CMcNeil@legatteamforlife.com]
Dec. 14, 21, 28, 2023; Jan. 4, 2024
23-00213G

SECOND 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
as set forth below.
All creditors of the decedent and other
persons having claims or demands against
decedent's estate, on whom a copy of this
notice is required to be served, must file
their claims with this court ON OR BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or de-
mands 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 PE-
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.
Personal Representative:
Kathleen M. True
80 Surfview Dr., Unit 218
Palm Coast, FL 32137
Attorney for Personal Representative:
SANDBERG, PHOENIX
& VON GONTARD P.C.
Richard B. Maltby, Fla. Bar. No. 123602
Andrea True Parker, Fla. Bar No. 118465
13900 Tech City Circle, Suite 415
Alachua, FL 32615
Telephone: (352) 260-0128;
Facsimile: (314)241-7604
rmaltby@sandbergphoenix.com
aparker@sandbergphoenix.com
December 21, 28, 2023 23-00224G

A NEW & AFFORDABLE OPTION
PUBLIC NOTICES
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Observers now qualify to publish
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A NEW & AFFORDABLE OPTION
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public and legal notices.

For rates and information,
call 386-447-9723


SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE
CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT
A public hearing will be conducted by the Board of Supervisors of the Cresswind DeLand
Community Development District ("District") on **Thursday, February 1, 2024, at 9:00**
a.m. at Victoria Hills Golf Club, 300 Spalding Way, DeLand, FL 32724.
In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public
notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the
proposed Rules of Procedure is to provide for efficient and effective District operations and
to ensure compliance with recent changes to Florida law. Prior notice of rule development
was published in the **Ormond Beach Observer** on **December 28, 2023.**
The Rules of Procedure may address such areas as the Board of Supervisors, officers and
voting, district offices, public information and inspection of records, policies, public meet-
ings, hearings and workshops, rulemaking proceedings and competitive purchase includ-
ing 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 re-
spect to proceedings, as well as any other area of the general operation of the District.
Specific legal authority for the adoption of the proposed Rules of Procedure includes Sec-
tions 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws imple-
mented 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), 190.033, 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's Office at c/o Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway,
Suite 2000, Lake Mary, Florida 32746 ("District Manager's Office").
Any person who wishes to provide the District with a proposal for a lower cost regulatory
alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within
twenty-one (21) days after publication of this notice to the District Manager's Office.
This public hearing may be continued to a date, time, and place to be specified on the re-
cord at the hearing without additional notice. If anyone chooses to appeal any decision of
the Board with respect to any matter considered at a public hearing, such person will need
a record of the proceedings and should accordingly ensure that a verbatim record of the
proceedings is made which includes the testimony and evidence upon which such appeal
is to be based. At the hearing, staff or Supervisors may participate in the public hearing by
speaker telephone.
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring spe-
cial accommodations at this meeting because of a disability or physical impairment should
contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If
you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-
8771 or 1-800-955-8770 for aid in contacting the District Office.
District Manager
Cresswind DeLand Community Development District
December 28, 2023 23-00184V

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 12872 PRDL
Division 10
IN RE: ESTATE OF
JOANNE K. MCCALLUM, JR.,
aka JOANNE MCCALLUM
Deceased.
TO ALL PERSONS HAVING CLAIMS OR
DEMANDS AGAINST THE ABOVE
ESTATE:
You are hereby notified that an Order of
Summary Administration has been entered
in the estate of Joanne K. McCallum, also
known as Joanne McCallum, deceased, File
Number 2023 12872 PRDL, by the Circuit
Court for Volusia County, Florida, Probate
Division, the address of which is Post Of-
fice Box 6043, DeLand, FL 32721; that
the decedent's date of death was July 24,
2023; that the total value of the estate is
\$14,461.01 and that the names and addresses
of those to whom it has been assigned by
such order are:
Name, Address; Kathrine M. Dunn, as
trustee of the McCallum Family Trust dated
April 12, 2010, c/o Legacy Law Associates,
P.L. 313 S. Palmetto Ave. Daytona Beach,
FL 32141
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the decedent
and persons having claims or demands
against the estate of the decedent other
than those for whom provision for full pay-
ment was made in the Order of Summary
Administration must file their claims with
this court WITHIN THE TIME PERIODS
SET FORTH IN FLORIDA STATUTES
SECTION 733.702. ALL CLAIMS AND
DEMANDS NOT SO FILED WILL BE
FOREVER BARRED. NOTWITHSTAND-
ING ANY OTHER APPLICABLE TIME
PERIOD, ANY CLAIM FILED TWO (2)
YEARS OR MORE AFTER THE DECE-
DENT'S DATE OF DEATH IS BARRED.
The date of first publication of this No-
tice is December 28, 2023.
Person Giving Notice:
Kathrine M. Dunn
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Person Giving Notice
W. Denis Shelley, Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Dec. 28, 2023; Jan. 4, 2024 23-00392I

THIRD 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 par-
ties, natural or corporate, or whose exact
legal status is unknown, claiming under
any of the above named or described defen-
dants or parties,

YOU ARE HEREBY NOTIFIED that an
action to quiet title to the following prop-
erty 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 aforemen-
tioned legal description includes the fol-
lowing language: as amended by instru-
ment 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 ad-
dress is 145 City Place, Suite 301, Palm
Coast, Florida 32137 [VSullivan@

legatteamforlife.com] and [CMcNeil@
legatteamforlife.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 en-
tered 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@legatteamforlife.com] and
[CMcNeil@legatteamforlife.com]
Dec. 14, 21, 28, 2023; Jan. 4, 2024
23-00213G

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 12877 PRDL
Division 10
IN RE: ESTATE OF
JOHN F. MCCALLUM, JR.,
aka JOHN FORD MCCALLUM, JR.
Deceased.
The administration of the estate of John
F. McCallum, Jr., also known as John Ford
McCallum, Jr., deceased, whose date of
death was October 21, 2023, is pending in
the Circuit Court for Volusia County, Flor-
ida, Probate Division, the address of which
is Post Office Box 6043, DeLand, FL 32721.
The names and addresses of the personal
representative and the personal representa-
tive's attorney are set forth below.
All creditors of the decedent and other

persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court ON OR BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS NOTI-
CE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES SECTION 733.702
WILL BE FOREVER BAR

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 2023 32597 CICI** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN VANDERVEN A/K/A HELEN VANDER VEN A/K/A HELEN M. VANDER VEN F/K/A HELEN M. BARBARINO, DECEASED, AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH LARRIMORE, DECEASED,** whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. **YOU ARE HEREBY NOTIFIED** that an action to foreclose a mortgage on the following property: LOT EIGHT (8), HAMLIN'S RESUBDIVISION OF PART OF LOTS 9 AND 10, BLOCK 6, J. FITCH WALKER'S HOLLY HILL, ACCORDING TO MAP IN MAP BOOK 9, PAGE 290, PUBLIC RECORDS

OF VOLUSIA COUNTY, FLORIDA. ALSO: WESTERLY 30 FEET OF THE EASTERLY 250 FEET OF THE SOUTHERLY ONE-HALF (SI/2) OF LOT 9, BLOCK 6, WALKER'S HOLLY HILL, ACCORDING TO MAP IN MAP BOOK 4, PAGE 158, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE ABOVE PROPERTY IS ALSO INTENDED TO BE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF HOLLY STREET OR AVENUE AND THE SOUTHERLY LINE OF LOT 8 OF SAID HAMLIN'S SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF LOT 8, 130.5 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL WITH HOLLY STREET A DISTANCE OF 50 FEET; THENCE WESTERLY TO THE EASTERLY LINE OF HOLLY STREET; THENCE SOUTHERLY TO THE POINT OF BEGINNING. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before JAN 29 2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. **THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.** **WITNESS** my hand and the seal of this Court at County, Florida, this 13 day of December, 2023 **LAURA E ROTH** CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-137880 Dec. 28, 2023; Jan. 4, 2024 23-003901

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION **CASE NO. 2023 10010 CIDL** J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. **DONNA M. ALLEY; ISPC; MV REALTY PBC, LLC; 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 July 20, 2023 and an Order Resetting Sale dated December 18, 2023 and entered in Case No. 2023 10010 CIDL of the Circuit Court in and for Volusia County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and DONNA M. ALLEY; ISPC; MV REALTY PBC, LLC; 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, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on April 9, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 169, REPLAT OF EDGEWATER - ACRES RESUB.- UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE(S) 162, 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. 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. 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 una adaptacin 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 Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL By: Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-185966 / TMI Dec. 28, 2023; Jan. 4, 2024 23-003861

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION **CASE NO.: 2020 30038 CICI** MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. **THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BARBARA J. KASH A/K/A BARBARA J. BELDEN KASH A/K/A BARBARA JEAN BELDEN KASH AKA BARBARA JEAN ADAMS, DECEASED, et al,** Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 4, 2023, and entered in Case No. 2020 30038 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Mortgage Assets Management, LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Barbara J. Kash a/k/a Barbara J. Belden Kash a/k/a Barbara Jean Belden Kash aka Barbara Jean Adams, deceased, Janet Lisotte, William D. Belden aka William David Beldon, United States of America Acting through Secretary of Housing and Urban Development, Redbrick Financial Group Inc., are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on/online at electronically/online at <http://www.volusia.realforeclose.com>, Volusia County, Florida at 11:00AM EST on the January 17, 2024 the following described property as set forth in said Final

Judgment of Foreclosure: LOT 29 AND THE EAST 15 FEET OF LOT 28, BLOCK 21, SECTION A DAYTONA HIGHLANDS, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 247, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 1118 LIVE OAK AVE, DAYTONA BEACH, FL 32114 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. ATTENTION PERSONS WITH DISABILITIES: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, Fl 32724, Tel: (386) 736-5907. Dated this 19 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/ Joshua Pasqualone Florida Bar #41835 Joshua Pasqualone, Esq. CT - 19-026962 Dec. 28, 2023; Jan. 4, 2024 23-003851

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. 2022 10722 CIDL** US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD GENE WATZNAUER, JR., DECEASED, et al,** Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 18, 2023, and entered in 2022 10722 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and DFM/MORTGAGOR; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD G WATZNAUER A/K/A DONALD G WATZNAUER, JR., DECEASED; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF VOLUSIA COUNTY, FLORIDA; SUNTRUST BANK; DONALD GENE WATZNAUER III; DIANE M. SLOUP are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on January 16, 2024, the following described property as set forth in said Final Judgment

ment, to wit: THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE N.W. 1/4, SECTION 22, TWP. 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA. PARCEL CONTAINING 2.5 ACRES MORE OR LESS, RESERVING AN EASEMENT OVER THE WEST 30 FEET & THE SOUTH 30 FEET FOR ROADWAY PURPOSE. Property Address: 418 SHADY LN, ORANGE CITY, FL 32763 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 22 day of December, 2023. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-020801 - MiM Dec. 28, 2023; Jan. 4, 2024 23-003941

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CASE NO.: 2023-12653 CIDL** LEANDRO PINILLO aka LEO, Plaintiff, vs. **ROBERT C. SMITH, and all parties claiming an interest, Defendant.** TO: ROBERT C. SMITH and all parties claiming an interest by, through, under or against Defendant, ROBERT C. SMITH and all parties having or claiming to have any right, title or interest in the property herein. **YOU ARE HEREBY NOTIFIED** that an action has been commenced against you to quiet title on real property, lying and being and situated in Volusia County, Florida, which is more particularly described as follows: Legal Description: Lots 99, 100 & 101 Blk D Dorseys Blue Springs Park Per Or 4148 Pgs 4543-4544 This action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stuart Glenn, Esquire, attorney for Plaintiff, whose address is 1728 Salem Drive, Orlando, Florida 32807, within thirty days after the first publication of this notice, and to file the original with the Clerk of 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. **WITNESS** my hand and seal of this Court on the 12 day of December, 2023. **LAURA E ROTH** CLERK OF THE CIRCUIT COURT BY: /s/ Jennifer M. Hamilton DEPUTY CLERK Stuart Glenn, Esquire attorney for Plaintiff 1728 Salem Drive Orlando, Florida 32807 Dec. 28, 2023; Jan. 4, 11, 18, 2024 23-003871

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CASE NO.: 2023 32737 CICI** LEANDRO PINILLO, Plaintiff, vs. **ALDONA JOHNSON HARPER et al, and all parties claiming an interest, Defendant.** TO: ALDONA JOHNSON HARPER and all parties claiming an interest by, through, under or against Defendant, ALDONA JOHNSON HARPER and all parties having or claiming to have any right, title or interest in the property herein. **YOU ARE HEREBY NOTIFIED** that an action has been commenced against you to quiet title on real property, lying and being and situated in Volusia County, Florida, which is more particularly described as follows: Legal Description: LOT 20 BLK D FLOWERS ALLOTMENT MB 6 PG 142 FITCH GRANT PER OR 8450 PG 4156 This action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stuart Glenn, Esquire, attorney for Plaintiff, whose address is 1728 Salem Drive, Orlando, Florida 32807, within thirty days after the first publication of this notice, and to file the original with the Clerk of 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. **WITNESS** my hand and seal of this Court on the 12 day of December, 2023. **LAURA E ROTH** CLERK OF THE CIRCUIT COURT BY: /s/ Jennifer M. Hamilton DEPUTY CLERK Stuart Glenn, Esquire attorney for Plaintiff 1728 Salem Drive Orlando, Florida 32807 Dec. 28, 2023; Jan. 4, 11, 18, 2024 23-003881

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SEVENTH CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA **Case No.: 2023-38896-COCI** PELICAN BAY VILLAS HOMEOWNER'S ASSOCIATION, INC., Plaintiff, Vs. **PAMELA SUE NORTHCUTT** Defendant. TO: PAMELA SUE NORTHCUTT 1706 BELVEDERE BLVD. SILVER SPRINGS, MD 20902 **YOU ARE NOTIFIED** that an action to foreclose a lien on the following property in Volusia County, Florida: Lot 38, Pelican Bay, Phase IV, Unit II, according to the plat thereof, as recorded in Map Book 38, Pages 36-38, Public Records of Volusia County, Florida 289 Gull Drive South, Daytona Beach, FL 32119 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pelican Bay Villas Homeowner's Association, Inc., c/o Attorney Robert Robins, whose address is 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 on or before FEB 02 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 or petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. Dated: December 19, 2023. **LAURA E ROTH** CLERK OF THE CIRCUIT COURT By: /s/ Jennifer M. Hamilton Deputy Clerk Attorney Robert Robins 1206 S. Ridgewood Avenue Daytona Beach, FL 32114 Dec. 28, 2023; Jan. 4, 2024 23-003951

FIRST INSERTION

Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve **Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999** Sale date January 19, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 38881 2010 Volkswagen VIN#: WVWJK7AN3AE143739 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Bch 386-523-0500 Lien Amt \$982.30 38882 2011 Audi VIN#: WA1DKAF-P9BA072974 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Bch 386-523-0500 Lien Amt \$787.30 38883 2012 Volkswagen VIN#: 1VWB-P7A3XC048885 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Bch 386-523-0500 Lien Amt \$2429.15 38884 2018 Volkswagen VIN#: 3W3B-7AX3JM154617 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Bch 386-523-0500 Lien Amt \$2545.36 December 28, 2023 23-00196V



The Observer delivered to your driveway **Call 386.447.9723**

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 2023 12636 CIDL** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIE C. HILL A/K/A WILLIE HILL, DECEASED, et. al,** Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIE C. HILL A/K/A WILLIE HILL, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. **YOU ARE HEREBY NOTIFIED** that an action to foreclose a mortgage on the following property: THE EAST 164.87 FT. OF THE NORTH

166.29 FT. OF N 1/2 OF SE 1/4 OF SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA. SUBJECT TO A 25 FOOT EASEMENT ALONG THE SOUTH SIDE FOR ROAD PURPOSES AND ALSO SUBJECT TO A 30 FOOT EASEMENT ALONG THE EAST SIDE FOR RIGHT-OF-WAY OF S. CLARA AVENUE. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before JAN 29 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. **THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.** **WITNESS** my hand and the seal of this Court at County, Florida, this 13 day of December, 2023 **LAURA E ROTH** CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-116802 Dec. 28, 2023; Jan. 4, 2024 23-003891

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

SECOND 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 adaptacion 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 Administracin Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 dias de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 dias; si usted tiene una discapacidad del habla o del odo, 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



The Observer delivered to your driveway **Call 386.447.9723**

SECOND 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, 4600 S CLYDE MORRIS BLVD, PORT ORANGE, FL 32129. 813-282-5925. December 21, 28, 2023 23-00191V

SUBSEQUENT INSERTIONS

SECOND 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 case 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 OR 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, 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 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

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:
jennifermeehan@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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2021 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.

SECOND 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, P.L.C. 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,

SECOND 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 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.

JUANITA MIRACLE-DOWNS
Personal Representative
248 Daytona Avenue
Daytona Beach, FL 32117

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
December 21, 28, 2023 23-003711

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 PE-

realforeclose.com, at 11:00 AM, on January 11, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 9, DELEON OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 40, PAGE 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 5025 DELEON OAKS CT, DE LEON SPRINGS, FL 32130
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 as-

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 una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo 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 8 day of December, 2023.

Laura E. Roth
VOLUSIA COUNTY
CLERK OF COURT
By /s/ Jennifer M. Hamilton
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, P.L.C.
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE,
SUITE #110
DEERFIELD BEACH, FL 33442
PHH18458-23/cam
December 21, 28, 2023 23-003841

SECOND 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
2nd Email:
clutes@upchurchlaw.com
December 21, 28, 2023 23-003721

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

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

SECOND 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 23-00192V

SECOND 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 case, 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:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
000008507
December 21, 28, 2023 23-003761

SECOND 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

SECOND 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

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 SCHOEN