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THURSDAY, JANUARY 4, 2024

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR PUTNAM COUNTY, FLORIDA
Case No.: 2023-191-FD
Division: 54

IN THE MATTER OF:
TERRALYN TRISHHELL COHENS
DOB: 03/03/2009
 Minor Child,
 TO: TERRENCE COHENS
 18 REID PLACE
 PALM COAST, FLORIDA 32164

YOU ARE NOTIFIED that a Petition for Adoption by Relative has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Susanna S. Quesenberry, Esquire, counsel for Petitioner, Tammie Slaughter, whose address is 52 Tuscan Way, Suite 202-157, St. Augustine, Florida 32092 and whose email address is pleadings@harborcitylaw.com, on or before February 6, 2024, and file the original with the clerk of this Court at 410 St. Johns Avenue, Palatka, Florida 32177, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child(ren) are identified as follows:

Date of Birth: March 3, 2009
 Place of Birth: Orange Park, Clay County, Florida
 Physical Description of Respondent: Age: 50
 Race: African American
 Hair Color: Black
 Eye Color: Brown
 Approximate Height: Unknown
 Approximate Weight: Unknown
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
 Dated: 12/17/2023

CLERK OF THE CIRCUIT COURT (SEAL) CLERK OF COURTS PUTNAM COUNTY, FLORIDA
 By: /s/ Ashley Cusack (Deputy Clerk)
 Jan. 4, 11, 18, 25, 2024 24-00003G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP000827
Division 48
IN RE: ESTATE OF MAUREN T. FLANAGAN
 Deceased.

The administration of the estate of MAUREN T. FLANAGAN, deceased, whose date of death was October 2, 2023, 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, 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 January 4, 2024.

Personal Representative:
 /s/ DONNA M. FLANAGAN
 33 Fairhill Lane
 Palm Coast, Florida 32137

Attorney for Personal Representative:
 Rodolfo Suarez Jr. Esq., Attorney
 Florida Bar Number: 013201
 9100 South Dadeland Blvd, Suite 1620
 Miami, Florida 33156
 Telephone: (305) 448-4244
 E-Mail: rudy@suarezlawyers.com
 January 4, 11, 2024 24-00001G

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 Audio Junkyard located at 1000 CR 205, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 1st day of May, 2024.
 Ashley Yannyoy
 January 4, 2024 23-00335F

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 FDY Virtual located at 32 Bud, 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 30th day of December, 2023.
 Felicia Yanasheski
 January 4, 2024 23-00336F

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FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 2023 CA 000931
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA LORENC A/K/A VICTORIA L. LORENC A/K/A VICTORIA LEE LORENC, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA LORENC A/K/A VICTORIA L. LORENC A/K/A VICTORIA LEE LORENC, 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 2, BLOCK 4, PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE MAP THEREOF AS RECORDED IN MAP BOOK 11, PAGE 2 THROUGH 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before The/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 day of 12/29/2023

Tom Bexley
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Margarita Ruiz DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: fmail@raslg.com
 23-145772
 January 4, 11, 2024 24-00002G

FIRST INSERTION

NOTICE OF PUBLIC MEETING TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Tomoka Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **January 9, 2024, at 11:00 a.m.**, at 150 Flagler Plaza Drive, Palm Coast, FL 32137. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at <https://tomokacd.com/>.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Vivian Carvalho
 District Manager

January 4, 2024 23-00310F

FIRST INSERTION

Notice to Town Center at Palm Coast Community Development District Residents

The Board of Supervisors ("the Board") of the Town Center at Palm Coast Community Development District ("the District") currently has one vacancy in Seat #3 with the term expiring November 2026. The Board is seeking Qualified Elector candidates to fill the seat.

Per Florida Statute, 190.003(17), "Qualified elector" means any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District and who registers to vote with the Supervisor of Elections in the county in which the District land is located."

The meeting schedule is available at: <https://www.towncenteratpalmcoast.org/> meetings

All interested and qualified candidates are asked to contact the District Manager, Bob Koncar, by email at bob.koncar@infra-mark.com, or by telephone at (904) 626-0593. Any correspondence of expressions of interest and/or résumés that candidates would like to have presented to the Board for consideration of their candidacy must be provided to the District Manager no later than January 11, 2024. Please note that all materials provided become part of the public record. Interested candidates will be required to attend the next meeting (January 19, 2024, at 10:00 a.m.) so that they may address the Board regarding their candidacy, and, if appointed, be able to immediately assume office at that meeting.

January 4, 2024 23-00332F

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 Audio Junkyard located at 1000 CR 205, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 1st day of May, 2024.
 Ashley Yannyoy
 January 4, 2024 23-00335F

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
 flaglerclerk.com
 VOLUSIA COUNTY
 clerk.org



FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 2023 CA 000931
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA LORENC A/K/A VICTORIA L. LORENC A/K/A VICTORIA LEE LORENC, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA LORENC A/K/A VICTORIA L. LORENC A/K/A VICTORIA LEE LORENC, 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 2, BLOCK 4, PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE MAP THEREOF AS RECORDED IN MAP BOOK 11, PAGE 2 THROUGH 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before The/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 day of 12/29/2023

Tom Bexley
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Margarita Ruiz DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: fmail@raslg.com
 23-145772
 January 4, 11, 2024 24-00002G

FIRST INSERTION

NOTICE OF PUBLIC MEETING TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Tomoka Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **January 9, 2024, at 11:00 a.m.**, at 150 Flagler Plaza Drive, Palm Coast, FL 32137. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at <https://tomokacd.com/>.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Vivian Carvalho
 District Manager

January 4, 2024 23-00310F

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809).

The undersigned will sell at public sale by competitive bidding on **TUESDAY, JANUARY 23, 2024 @ 12:30PM on Lockerfox.com**, Where said property is stored at: **iStorage Bunnell, 2303 N State St., Bunnell, FL 32110**

TERESA SHAULIS A149 BIKE, BOXES, VACUUM
 SHERRY ARNETT A014 HOUSEHOLD ITEMS
 RAY VON MCCALL A013 TOTES
Cleaning deposit must be paid for at the time of purchase by cash only. All purchased items are sold as is, where is, and must be removed at the time of the sale. Sales are subject to cancellation if settlement between the owner and obligated party is settled.

Bunnell iStorage
2303 N State St
Bunnell, FL
 January 4, 11, 2024 23-00326F

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 OSO Rare Books & Stuff located at 81 Reidsville Dr, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 26th day of December, 2023.
 Legacy Streams Investments
 January 4, 2024 23-00331F

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 Gladiator Fence Palm Coast located at 2201 S. Daytona Ave, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 2nd day of January, 2024.
 Amanda Norton
 January 4, 2024 23-00334F

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SUBSEQUENT INSERTIONS

THIRD 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

SECOND 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.

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. 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
 Proserv E-Mail:
 Proserv@legalteamforlife.com
 Dec. 28, 2023; Jan. 4, 2024
 23-00230G

SECOND INSERTION

NOTICE TO CREDITORS 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; and file the original with the clerk of this Court at 1769 E. Moody Blvd Bldg 1 Bunnell FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: 11/17/23
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Makaela McCarthy
 Deputy Clerk
 Dec. 14, 21, 28, 2023; Jan. 4, 2024
 23-00212G

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
 Proserv E-Mail:
 Proserv@legalteamforlife.com
 Dec. 28, 2023; Jan. 4, 2024
 23-00230G

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:
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

A NEW & AFFORDABLE OPTION PUBLIC NOTICES
 The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.
 For rates and information, call 386-447-9723

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cresswind DeLand Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City Commission of the City of DeLand, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and WHEREAS, the effective date of the Ordinance creating the District ("Ordinance") was November 20, 2023; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing five (5) supervisors for the District within ninety (90) days after the effective date of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT:

1. ELECTION. In accordance with Section 190.006(2), Florida Statutes, the initial meeting of the landowners to elect five (5) supervisors of the District, shall be held on the 1st day of February, 2024, at 9:00 a.m. at Victoria Hills Golf Club, 300 Spalding Way, DeLand, Florida 32724.

2. PUBLICATION. The District's Secretary is hereby directed to publish notice of this landowners' meeting and election in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

3. ANNOUNCEMENT; DOCUMENTS. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election is hereby announced at the Board's organizational meeting held on Friday, December 1, 2023. A sample notice of landowners' meeting and election, instructions, proxy and ballot form were presented at such meeting and are attached hereto as Composite Exhibit A. Such documents are available for review and copying during normal business hours at the Office of the District Manager, Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746.

4. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of December 2023.

ATTEST:

CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

Chairperson/Vice Chairperson, Board of Supervisors

Secretary/Assistant Secretary

Composite Exhibit A: Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Cresswind DeLand Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 318.4 acres, located east of Lake Winnemissett, south of Daytona Park Estates, and north of the old alignment of E SR04 in the City of DeLand, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board"), and individually, ("Supervisor").

DATE: Thursday, February 1, 2024
TIME: 9:00 a.m.
PLACE: Victoria Hills Golf Club, 300 Spalding Way, DeLand, Florida 32724

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 ("District Manager's Office").

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: Thursday, February 1, 2024
TIME: 9:00 a.m.
LOCATION: Victoria Hills Golf Club, 300 Spalding Way DeLand, Florida 32724

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners.

Five (5) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The three candidates receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at Victoria Hills Golf Club, 300 Spalding Way, DeLand, FL 32724 on Thursday, February 1, 2024 at 9:00 a.m. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner Date

Parcel Description See attached
Acreage ACRES
Authorized Votes VOTES
[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:
NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description Acreage

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Attach Proxy.
I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

Table with 2 columns: NAME OF CANDIDATE, NUMBER OF VOTES. Rows 1-5.

Date Signed: _____ Printed Name: _____

January 4, 11, 2024

23-00193V

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2023-13049-PRDL IN RE: ESTATE OF KEVIN C. SHANNON Deceased.

The administration of the Estate of Kevin C. Shannon, deceased, whose date of death was November 8, 2023, and whose social security number is XXX-XX-3482 is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is: 101 North Alabama Avenue, DeLand, Florida 32724, Attn: Probate Division. 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 or whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (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 PERIOD 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 January 4, 2024.

Co-Personal Representatives

Newton Shannon
2595 Alandari Lane
The Villages, Florida 32162
Nancy Shannon
2595 Alandari Lane
The Villages, Florida 32162
Attorney for Co-Personal Representatives Kathryn Linn, Esq. Florida Bar No. 0016728 561 Fieldcrest Drive The Villages, Florida 32162 Tel: (352) 633-1263 Email: Kathryn@KathrynLinnLaw.com January 4, 11, 2024 24-000061

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-12965 PRDL Division 10 IN RE: ESTATE OF REGINA ANN MANCUSO A/K/A REGINA A. MANCUSO A/K/A REGINA MANCUSO, Deceased.

The administration of the estate of REGINA ANN MANCUSO A/K/A REGINA A. MANCUSO A/K/A REGINA MANCUSO, deceased, whose date of death was September 14, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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: JANUARY 4, 2024.

Signed on this 2ND day of January, 1/2/2024. CATHERINE SHAW Personal Representative 273 Prospect Street Plantsville, CT 06479 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 January 4, 11, 2024 24-000051



FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY clerk.org



FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cresswind DeLand Community Development District will hold an Audit Committee Meeting on Thursday, February 1, 2024, at 9:00 a.m., at Victoria Hills Golf Club, 300 Spalding Way, DeLand, Florida 32724. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained by contacting the District Manager, c/o Breeze via email at patricia@breezehome.com or via telephone at (813) 565-4663.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

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

January 4, 2024

23-00190V

FIRST INSERTION

CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Cresswind DeLand Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Thursday, February 1, 2024, at 9:00 a.m. at Victoria Hills Golf Club, 300 Spalding Way, DeLand, Florida 32724.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Patricia Comings-Thibault ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

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

District Manager

January 4, 11, 18, 25, 2024

23-00189V

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, Florida 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 Thursday, December 21, 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 meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2023). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3144-6, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Ph: (813) 565-4663 ("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 record 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 special 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

January 4, 2024

23-00188V

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 12092 PRDL Division 10 IN RE: ESTATE OF BRENDA CHAPIN Deceased.

The administration of the estate of Brenda Chapin, deceased, whose date of death was March 10, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of first publication of this notice is January 4, 2024.

Personal Representative: /s/ John Van Dyke John Van Dyke 45971 Amesbury Drive Plymouth, Michigan 48170

Attorney for Personal Representative: /s/ Wendy A. Mara Wendy A. Mara, Esq., Attorney Florida Bar Number: 69872 555 West Granada Blvd., Ste.D-10 Ormond Beach, Florida 32174 Telephone: (386) 672-8081 Fax: (386) 265-5995 E-Mail: wamara@maralawpa.com Secondary E-Mail: paralegal@maralawpa.com January 4, 11, 2024 24-000071



SAVE TIME Email your Legal Notice legal@palmcoastobserver.com



SAVE TIME Email your Legal Notice legal@palmcoastobserver.com



SAVE TIME Email your Legal Notice legal@palmcoastobserver.com

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Cresswind DeLand Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS
DATE: Thursday, February 1, 2024
TIME: 9 a.m.
LOCATION: 300 Spalding Way DeLand, Florida 32724

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Artemis Connected, LLC d/b/a Breeze, 2161 East County Road 540A #225, Lakeland, Florida 33813. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$26,500,000 (not including interest or collection costs), and are as follows:

Table with 5 columns: Product Type, Number of Units, ERU, Maximum Principal Bond Assessments, Maximum Annual Bond Assessments. Rows include SF 40, SF 50, SF 60, and TOTALS.

**Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

RESOLUTION 2024-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Cresswind DeLand Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report, dated December 2023 ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, dated November 30, 2023, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Artemis Connected, LLC d/b/a Breeze, 2161 East County Road 540A #225, Lakeland, Florida 33813 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$18,949,447 ("Estimated Cost").
B. The Assessments will defray approximately \$26,500,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$2,353,927 per year, again as set forth in Exhibit B.
C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by Direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.
6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: Thursday, February 1, 2024
TIME: 9 a.m.
LOCATION: 300 Spalding Way DeLand, Florida 32724

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

- 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.
10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[SIGNATURES ON THE FOLLOWING PAGE]

PASSED AND ADOPTED this 30th day of November, 2023.
ATTEST: CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

Secretary/Asst. Secretary Chairman
Exhibit A: Engineer's Report, dated December 2023
Exhibit B: Master Special Assessment Methodology Report, dated November 30, 2023



January 4, 11, 2024

23-00194V

FIRST INSERTION

CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cresswind DeLand Community Development District ("District") will hold a public hearing on Thursday, February 1, 2024 at 9:00 a.m. at Victoria Hills Golf Club, 300 Spalding Way, DeLand, Florida 32724 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Artemis Connected, LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813) 565-4663 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.cresswinddelandcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special 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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager January 4, 11, 2024 23-00195V

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2017 11179 CIDL WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT3, Plaintiff, vs. DAVID A. LOTT A/K/A DAVID LOTT, ET AL.; , ET AL. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Amended Motion to Reschedule the Foreclosure Sale November 17, 2023, and entered in Case No. 2017 11179 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT3 (hereafter "Plaintiff"), is Plaintiff and DAVID A. LOTT A/K/A DAVID LOTT; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, are defendants. Laura E. Roth, Clerk of the Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 1ST day of FEBRUARY, 2024, the following described property as set forth in said Final Judgment, to wit: BEGIN AT THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, THENCE SOUTH 88° 14' 88" EAST, ALONG THE QUARTER SECTION LINE, 1321.05 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE SOUTH 00° 01' 48" EAST ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 7, A DISTANCE OF 169.16 FEET; THENCE WEST 1321.40 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 00° 38' 32" EAST 168.79 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING BEING LOT 1 OF AN UNRECORDED PLAT.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the sale

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 31770 CICI NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ARLEN NOEL WEBB AND JOANNE WEBB, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 11, 2023, and entered in 2023 31770 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is the Plaintiff and ARLEN NOEL WEBB; JOANNE WEBB; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC.; AQUA FINANCE, INC.; THE HERITAGE HOMEOWNERS ASSOCIATION, INC. 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 19, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 78, THE HERITAGE PHASE III, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 40, PAGE 194, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 1521 HERITAGE LANE, HOLLY HILL, FL 32117 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the sale 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. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-037086 - MacC January 4, 11, 2024 24-00001I

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SUBSEQUENT INSERTIONS

SECOND 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, Florida, 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 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:
Kathrine M. Dunn
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114

Attorney for Personal Representative:
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 23-003911

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 12858 PRDL Division 10 IN RE: ESTATE OF MARY C. BLESS, aka MARY CATHERINE BLESS 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 Mary C. Bless, also known as Mary Catherine Bless, deceased, File Number 2023 12858 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 September 16, 2023; that the total value of the estate is \$16,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address: Robert D. Bless, c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME

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

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

Person Giving Notice:
Robert D. Bless
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114

Attorney for Person Giving Notice
Edward A. Dimayuga, Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: ed@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
Dec. 28, 2023; Jan. 4, 2024 23-003931

SECOND 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

SECOND 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, 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 Office 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 32114

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

The date of first publication of this Notice is 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:
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Dec. 28, 2023; Jan. 4, 2024 23-003921



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