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# PUBLIC NOTICES

THURSDAY, JANUARY 11, 2024

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## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

**NOTICE TO CREDITORS**  
 (Summary Administration)  
 IN THE CIRCUIT COURT FOR  
 FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No. 2023 CP 764  
 Division 48  
**IN RE: ESTATE OF  
 SAMUEL JAMES RUDLAND  
 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 SAMUEL JAMES RUDLAND, deceased, File Number 2023 CP 764, 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 16, 2023; that the total value exempt and non-exempt assets of the estate are \$3,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Regan Cothron  
 130 Walton Trace South  
 Hendersonville, TN 37075

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 DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is January 11, 2024.

**Person Giving Notice:**  
**Regan Cothron**  
 130 Walton Trace South  
 Hendersonville, Tennessee 37075  
 Attorney for Person Giving Notice  
 Diane A. Vidal, Attorney  
 Florida Bar Number: 1008324  
**CHUMENTO 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  
 January 11, 18, 2024 24-00004G

### FIRST INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT IN AND FOR  
 FLAGLER COUNTY, FLORIDA  
**CASE NO.: 2023-CP-000793**  
**DIVISION: 48**  
**In re: The Estate of  
 ANTONINO AGOSTINO FALLONE,  
 Deceased.**

The administration of the Estate of ANTONINO AGOSTINO FALLONE, deceased, File Number 2023-CP-000793, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court, 1769 East 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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE BARRED FOREVER.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ALL CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEASED'S DATE OF DEATH ARE BARRED.

The date of the first publication of this notice is Jan 11th, 2024.

**/s/ Yvette Fallone**  
**Personal Representative**  
 /s/ Armistead W. Ellis, Jr., Esq.  
 Post Office Box 127  
 Daytona Beach, FL 32115  
 (386) 255-2433  
 FL Bar No. 237191  
 Pleadings@BiffEllisLaw.com  
 January 11, 18, 2024 24-00005G

### FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of You See It, located at PO Box 351035, in the City of Palm Coast, County of Flagler, State of

FL, 32135, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated this 9 of January, 2024.  
 Rawle Mark Stephens  
 PO Box 351035  
 Palm Coast, FL 32135

January 11, 2024 23-00342F

### FIRST INSERTION

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

The City Council will consider Ordinance No. 2024-XX Entitled: **AN ORDINANCE OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE BOUNDARIES OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

The City Council will hold one (1) public hearing on the proposed ordinance on February 6th, 2024 at 6:00 p.m., or as may be continued, in the Council Chambers at the Community Wing of City Hall located at 160 Lake Avenue, Palm Coast, Florida.

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

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

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

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

### LOCATION MAP



January 11, 18, 25, February 1, 2024 23-00333F

### FIRST INSERTION

**GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, January 18, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

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

January 11, 2023 23-00340F

### FIRST INSERTION

**SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Seminole Palms Community Development District (the "District") will be held on Monday, January 22, 2024, at 11:00 a.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

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

January 11, 2023 23-00341F

### FIRST INSERTION

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

**CASE NO. 2022 CA 000805 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. CARLENE M. MAHAN A/K/A CARLENE MAHAN, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 23, 2023, and entered in 2022 CA 000805 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and CARLENE M. MAHAN A/K/A CARLENE MAHAN; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on February 02, 2024, the following described property as set forth in said Final Judgment, to wit:  
 LOT 6, BLOCK 88, PALM COAST MAP OF ROYAL PALMS SECTION 32, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 54 THROUGH 66, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.  
 Property Address: 42 ROBINSON DR, PALM COAST, FL 32164  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT**  
**AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.  
 Dated this 8 day of January, 2024.  
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: fmail@raslg.com  
 By: \S\Danielle Salem Esquire  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email:  
 dsalem@raslg.com  
 22-080616 - EuE  
 January 11, 18, 2024 24-00007G

January 11, 2023 23-00341F

### FIRST INSERTION

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

**File No. 2023 CP 000844**  
**Division 48**  
**IN RE: ESTATE OF  
 GEORGE R. LISI, JR., A.K.A.  
 GEORGE RICHARD LISI,  
 A.K.A. GEORGE R. LISI,  
 A.K.A. GEORGE LISI  
 Deceased.**

The administration of the estate of George R. Lisi, Jr., a.k.a. George Richard Lisi, a.k.a. George R. Lisi, a.k.a. George Lisi, deceased, whose date of death was August 24, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C Hammond Justice Center, 1769 E Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is January 11, 2024.

**Personal Representative:**  
**/s/ Cheryl A. Lisi**  
**Cheryl A. Lisi**  
 38 Edge Lane  
 Palm Coast, Florida 32164  
 Attorney for Personal Representative:  
 /s/ Wendy A. Mara, Esq.  
 Wendy A. Mara, Esq., Attorney  
 Florida Bar Number: 69872  
 Mara Law, P.A.  
 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:  
 fmgomez@maralawpa.com;  
 paralegal@maralawpa.com  
 January 11, 18, 2024 24-00008G

### FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of:

**COMPREHENSIVE INSURANCE CONSULTING SERVICES** located at 152 ISLAND ESTATES PARKWAY, in the County of FLAGLER in the City of PALM COAST, Florida 32137 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palm Coast, Florida, this 3rd day of January 2024

**DURYEA AND ASSOCIATES, LLC,**  
 a Florida limited liability company

Dated this 5th day of January, 2024.  
 Samantha Mednik  
 January 11, 2024 23-00339F

January 11, 2024 23-00338F

# TAKE NOTICE

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SUBSEQUENT INSERTIONS

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION Case No. 2023 CP 000787 Division No. 48 IN RE: ESTATE OF ANDREW L. MADIS aka A.L. MADIS aka ANDREW LESLIE MADIS, Deceased.

The administration of the estate of Andrew Leslie Madis, aka Andrew L. Madis, aka A. L. Madis, deceased, whose date of death was November 5, 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.

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 11, 2024.

/s/ Charles Barry Zollars, Charles Barry Zollars, Personal Representative

8 Westridge Lane, Palm Coast, FL 32164

Personal Representative:

/s/ Ronald F. Wayne, Ronald F. Wayne, Esq., Attorney for Personal Representative Florida Bar No. 0050377

Email: rwayne@bdblaw.com, Email: skrznicaric@bdblaw.com, Buckingham, Doolittle & Burroughs, LLC 1375 E. 9th St., Suite 1700 Cleveland, OH 44114 Telephone: (888) 843-2825, ext. 57349 Fax: (216) 615-7349 January 11, 18, 2024 24-00006G

SECOND 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 TRISHELL 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. Quesberry, 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.

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 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: 12/7/2023 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000827 Division 48

IN RE: ESTATE OF MAUREEN T. FLANAGAN Deceased.

The administration of the estate of MAUREEN 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.

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

FOURTH 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 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: flmail@raslg.com 23-145772 January 4, 11, 2024 24-00002G

SECOND 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

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



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crossword

AWESOME SAUCE! by Michael Weinerman, edited by Jeff Chen

Crossword puzzle grid with numbers 1-129.

ACROSS

- 1 Chews on, like a dog with a bone
8 \_\_\_ Raton, Florida
12 Bitter beer ingredients
16 Tale's bump in the road?
17 Continental cash
18 "Old MacDonald" refrain
20 "The Indian vindaloo is so rich and colorful!"
22 On fire
24 Discolor
25 Shade trees
26 Symbol for some social movements
28 Bill who is known as the "Science Guy"
29 "Good grief!"
31 "Friends" friend
34 Transcendentalist author of "Nature"
37 Public health agcy.
40 Fencing equipment
42 "Paprika and vinegar? Radical Filipino food!"
44 Pirate's plunder
46 Whistle alternative
47 Fight
48 Magically disappear
49 The best
51 Used up
53 Ripped
55 On the \_\_\_ (fleeing)
58 "The Japanese soy-and-citrus mix is top-notch!"
60 "The Oaxacan chili-and-chocolate combo is astonishing!"
64 Divided, as windows
65 Dazzles
66 Lanyards and collage
67 Robust
70 Commotion
71 Delicately thin pancakes
72 Repeat aloud
73 Songbird
75 Necklace made of links
77 "The milkiness of this Mexican offering is stunning!"
79 "Indonesian spicy relish got game!"
84 Home of "The Golden Bachelor"
85 Redline, for example
86 Landfill site
87 "Later!"
88 George Takei's "Star Trek" role, in brief
92 \_\_\_-Wan Kenobi
94 Vehicle that might be articulated
96 Move quickly

129 Todd of Broadway

DOWN

- 1 Abundant supply
2 Director and writer Ephron
3 Heart parts
4 From where
5 Maritime plea
6 Suisse peak
7 "Please, go on!"
8 Compadre
9 Unrefined type?
10 Informal discussion
11 Italian city known for sparkling wine
12 Visualization of data by color
13 Cure for creakiness
14 Architect I.M.
15 Breathing, a pulse and eye movement
16 Mac competitors
17 Trap
19 "What a card!"
21 Angsty music genre
23 Hamiltons
27 Arizona resort town
30 Canadian speed meas.
32 Altar words
33 Rural cattle place
35 Environmental prefix
36 Animated movie about a blue macaw
37 Short video
38 Extinct bird
39 Brothers behind "The Big Lebowski"
41 Home of the Oregon Ducks
43 Fairy tale monsters
45 "Looney Tunes" devil, familiarly
50 Nyong'o of "Black Panther: Wakanda Forever"
52 "Don't worry about it," in text
54 Cheer for a matador
56 Picnic pests
57 Booker T. & the \_\_\_
59 More wan
60 State sometimes called
"Vacationland"
61 Seasonal McDonald's sandwich
62 Places for Wizards and Warriors to duel
63 Nuke
67 Often-conjugated word
68 Activity with crampons and axes
69 Wheel part
70 "Pinocchio" director Guillermo
71 College grounds
72 Classic TV brand
73 Crumple
74 Ballpark fig.?
75 Fort Collins sch.
76 Fast-food standards
78 Grammer of 2023's "Frasier"
80 Was ahead
81 Tiny solar panel, of sorts
82 Bronte heroine Jane
83 Number of concern to the Fed
86 French philosopher Denis
89 SAT checkers?
90 Member of the fam
91 Ousts an incumbent
93 Where dreams are made?
95 Screen rating? (Abbr.)
97 Wife of Zeus
98 First-year law students, in slang
99 Supplement
101 Peaceful
105 Have a bug
107 Bathtub for a baby
110 "House" actor Omar
112 Slow-cooker dish
114 Clog, for example
115 Theater award
116 Kitten picture exclamations
118 Acquire, slangily
119 Glass of "This American Life"
121 One-named "Chandelier" singer
122 Incendiary letters
123 Color tint

celebrity cipher

By Luis Campos

Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

"AH IELWC O GOZ PT URN JCBOCNA

SRZB HX LCCL RN SRBC IELWRZW AUC

FHJXC HK AUC HVCOZ PT HZC JOMC."

CSMRN FXCNSCT

Puzzle One Clue: F equals B

"ZKR LZF EKM BEKY OM, VRM FM MIT

UFP TEN KU NTJCFOP, MITPT OJ F YIOMT

ASTFPOEX YITPT KET OJ FSLKJM IFCCZ."

HKFE VFTG

Puzzle Two Clue: X equals G

"MSPHEZ BI NLK VRK XHRAC SM CL KL

ZLNR, VH YLSEK VRJH OSC LSP VHRKM

GHVBAK LSP FAHHM." PLK MCHYRPC

Puzzle Three Clue: L equals O

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sudoku

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

Sudoku grid with numbers 1-9.

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# VOLUSIA COUNTY LEGAL NOTICES

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File Number: 2023 13009 PRDL**  
**Division: 10**  
**IN RE: THE ESTATE OF GLENDA L. PIFER, Deceased.**

The administration of the estate of Glenda L. Pifer, deceased, whose date of death was December 11, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 11, 2024.

**Personal Representative**  
**Daniel J. Pifer**  
 1421 Princess Paula Drive  
 Port Orange, Florida 32129  
**THE HINSON LAW FIRM, P.A.**  
 /s/ Kathryn E. Stanfill  
 Matthew H. Hinson, Esq.  
 Florida Bar No. 94017  
 Kathryn E. Stanfill, Esq.  
 Florida Bar No. 1002636  
 300 West Adams St., Suite 500  
 Jacksonville, FL 32202  
 Phone: 904-527-1700  
 Fax: 904-355-8088  
 Matt@HinsonLawPA.com  
 Kathryn@HinsonLawPA.com  
 Attorney for Personal Representative  
 January 11, 18, 2024 24-00014I

**FIRST INSERTION**

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

**CASE NO.: 2021 10364 CIDL**  
**GENERAL JURISDICTION DIVISION**

**ARCP E HOLDING, LLC, a Florida limited liability company, Plaintiff, vs. Robert A. Johnson; Laura A. Johnson; Mortgage Electronic Registration Systems, as nominee for Loan Depot.com; Unknown Tenant in Possession #1; Unknown Tenant in Possession #2, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered October 23rd, 2023 and the Agreed Order to Cancel Foreclosure Sale issued December 27th, 2023, in Civil Case No. 2021 10364 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Deland, Florida, wherein ARCP E HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY is the Plaintiff and ROBERT A. JOHNSON; LAURA A. JOHNSON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, AS NOMINEE FOR LOAN DEPOT.COM; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2 are the Defendants, the Clerk of Court, Laura E. Roth, will sell to the highest and best bidder for cash via electronic sale at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com), on April 2nd, 2024 at 11:00 A.M. on the following described property, as set forth in said Final Judgment of Foreclosure, to-wit:

ALL THAT PARCEL OF LAND IN COUNTY OF VOLUSIA, STATE OF FLORIDA AS MORE FULLY DESCRIBED IN BOOK 4502 PAGE 1646 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10900, 10901, 10902, 10903, BLOCK 347, FLORIDA SHORES NUMBER 14, ACCORDING TO THE MAP IN MAP BOOK 19, PAGE 215 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD, IF ANY.

Property Addresses: 2719 TRAVELERS PALM DR., EDGEWATER, FL 32141 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 this 2nd day of, January 2024  
 /s/ John L. Penson  
 John Penson, Esquire  
 Bar No.: 111686  
 John L. Penson, P.A.  
 1900 Sunset Harbour Dr.,  
 Annex-2nd Floor  
 Miami Beach, FL 33139  
 Primary Email: [pensonservice@gmail.com](mailto:pensonservice@gmail.com)  
 Secondary Email: [john@pensonlaw.org](mailto:john@pensonlaw.org)  
 Tel: (305) 532-1400  
 Fax: (305) 675-6390  
 January 11, 18, 2024 24-00011I

**FIRST INSERTION**

**NOTICE OF PUBLIC MEETING ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT**  
 The Board of Supervisors of the One Daytona Community Development District ("District") will hold its regular meeting on Friday, January 19, 2024, at 10:00 a.m. at International Motorsports Center, located at One Daytona Boulevard, Daytona Beach, FL 32114. 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 [www.OneDaytonaCDD.org](http://www.OneDaytonaCDD.org).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Meetings may be cancelled from time to time without advertised notice.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 723-5900, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 based.

Jane Gaarlandt  
 District Manager

January 11, 2024 23-00182V

**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 31353 CICI**  
**Freedom Mortgage Corporation, Plaintiff, vs. Wanda Carrie Hare, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-31353 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wanda Carrie Hare; Patricia A. Gray; Unknown Spouse of Patricia A. Gray are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com), beginning at 11:00AM on the 15th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 66, "SHERWOOD FOREST", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 235, 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.

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 not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 2nd day of January, 2024.  
 BROCK & SCOTT, PLLC  
 Attorney for Plaintiff  
 2001 NW 64th St, Suite 130  
 Ft. Lauderdale, FL 33309  
 Phone: (954) 618-6955, ext. 4766  
 Fax: (954) 618-6954  
 FLCourtDocs@brockandscott.com  
 By /s/ Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 22-F00580  
 January 11, 18, 2024 24-00010I

**FIRST INSERTION**

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY**  
**GENERAL JURISDICTION DIVISION**  
**CASE NO. 2023 12578 CIDL**  
**FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. ROBERT LAWRENCE RILEY A/K/A BOB RILEY, et al., Defendant.**

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST RANDALL D. RILEY A/K/A RANDALL DEAN RILEY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS (ADDRESS UNKNOWN)

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

LOTS 14322 AND 14323, BLOCK 462, FLORIDA SHORES NO.24 (REVISED), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 244, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayerm Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before FEB 12 2024, a date which is within thirty (30) days after the first publication of this Notice in 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.

WITNESS my hand and seal of this Court this 29 day of December, 2023.

LAURA E ROTH  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton  
 DEPUTY CLERK

Submitted by:  
 MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 East Robinson Street, Suite 155,  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: [AccountsPayable@mccalla.com](mailto:AccountsPayable@mccalla.com)  
 23-08026FL  
 January 11, 18, 2024 24-00017I

**FIRST INSERTION**

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.**  
**CIVIL DIVISION**

**CASE NO. 2023 11776 CIDL**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT ALAN PELLATH, DECEASED; WOODBRIDGE LAKES AT EDGEWATER HOMEOWNERS ASSOCIATION, INC.; ISPC; RICHARD PELLATH; SUSAN NOITE; SCOTT PELLATH; 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).**

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT ALAN PELLATH, DECEASED

RESIDENCES UNKNOWN

YOU ARE NOTIFIED THAT an action to foreclose a mortgage on the following described property in Volusia County, Florida:

LOT 80, WOODBRIDGE LAKES AT EDGEWATER, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 61, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, [answers@dallegal.com](mailto:answers@dallegal.com), on or before 2/12/24, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 not 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

DATED ON 12/29/2023.

LAURA E ROTH  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Erika Gray  
 DEPUTY CLERK

Diaz Anselmo & Associates, P.A.  
 Plaintiff's attorneys  
 P.O. BOX 19519  
 Fort Lauderdale, FL 33318  
 (954) 564-0071  
[answers@dallegal.com](mailto:answers@dallegal.com)  
 1691-187596 / JMM  
 January 11, 18, 2024 24-00012I

fault will be entered against you for the relief demanded in the complaint or petition.

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 not 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

DATED ON 12/29/2023.

LAURA E ROTH  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Erika Gray  
 DEPUTY CLERK

Diaz Anselmo & Associates, P.A.  
 Plaintiff's attorneys  
 P.O. BOX 19519  
 Fort Lauderdale, FL 33318  
 (954) 564-0071  
[answers@dallegal.com](mailto:answers@dallegal.com)  
 1691-187596 / JMM  
 January 11, 18, 2024 24-00012I

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**File No. 2023 12432 PRDL**  
**IN RE: ESTATE OF PATRICIA A YOUNG, Deceased.**

The administration of the estate of PATRICIA A YOUNG, Deceased, whose date of death was July 1, 2023, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N Alabama Ave. Suite #C335, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 11, 2024.

**JULIA WILLIAMSON, Personal Representative**  
 Attorney for Personal Representative:  
 Scott R. Bugay, Esquire  
 Florida Bar No. 5207  
 Citicentre, Suite P600  
 290 NW 165TH Street  
 Miami FL 33169  
 Telephone: (305) 956-9040  
 Fax: (305) 945-2905  
 Primary Email: [Scott@srblawyers.com](mailto:Scott@srblawyers.com)  
 Secondary Email: [angelica@srblawyers.com](mailto:angelica@srblawyers.com)  
 January 11, 18, 2024 24-00015I

**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 Elevate Beauty Lounge located at 142 E. Granada Blvd, in the City of Ormond Beach, Volusia County, FL 32176 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of January, 2024.  
 Haley Dendy

January 11, 2024 23-00200V

**FIRST INSERTION**

FICTITIOUS NAME NOTICE Notice is hereby given that KRAMER, DEBORAH L owner/co-owners, desiring to engage in business under the fictitious name of "MEMBER DEVELOPMENT SERVICES" located in Volusia County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09

January 11, 2024 23-00198V

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA**  
**PROBATE DIVISION**  
**FILE NO.: 2023 12696 PRDL**  
**DIVISION: 10**  
**IN RE: ESTATE OF RICHARD EUGENE ZIMMERMAN a/k/a RICHARD E. ZIMMERMAN a/k/a RICHARD ZIMMERMAN, Deceased.**

The administration of the estate of RICHARD EUGENE ZIMMERMAN a/k/a RICHARD E. ZIMMERMAN, deceased, whose date of death was July 5, 2022, 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 January 11, 2024.

**DocuSigned by:**  
 /s/ Raymond K. Webb  
**Raymond K. Webb, Personal Representative**

FRED B. SHARE, ESQUIRE  
 Florida Bar No. 256765  
 1092 Ridgewood Avenue  
 Holly Hill, FL 32117  
 Telephone: (386) 253-1030  
 Fax: (386) 248-2425  
 E-Mail: [fredshare@efl.rr.com](mailto:fredshare@efl.rr.com)  
 2nd E-Mail: [brobins@efl.rr.com](mailto:brobins@efl.rr.com)  
 Attorney for Personal Representative  
 January 11, 18, 2024 24-00009I

**FIRST INSERTION**

FICTITIOUS NAME NOTICE Notice is hereby given that HISPANOS MEDIA GROUP owner/co-owners, desiring to engage in business under the fictitious name of "HISPANOS MEDIA" located in Volusia County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 11, 2024 23-00199V

**FIRST INSERTION**

FICTITIOUS NAME NOTICE Notice is hereby given that DAMBROSKI, ROSANNE owner/co-owners, desiring to engage in business under the fictitious name of "BARB RITA COMMUNICATIONS" located in Volusia County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09

Dated this 6th day of December, 2023  
 January 11, 2024 23-00197V

## SUBSEQUENT INSERTIONS

**THIRD 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 hereby.

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 POWERS 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 23-00388I



United Way fights for the Education, Financial Stability, and Health of every person in our community.



# SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA. **CASE NO. 2023 32649 CICI** **CARRINGTON MORTGAGE SERVICES LLC, Plaintiff vs. WILLA O'MALLEY, et al., Defendants** TO: UNKNOWN SPOUSE, HEIRS, DEVEISES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAMPBELL A. MURPHEY AKA CAMPBELL ADAIR MURPHEY, DECEASED 284 BOYLSTON AVE DAYTONA BEACH, FL 32118 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida: THE WEST FORTY (40) FEET OF LOT NINE (9) AND EAST THIRTY (30) FEET OF LOT 10 (10), BLOCK EIGHT (8), ORTONA NORTH, AS RECORDED IN MAP BOOK 9, PAGE 144, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in THE BUSINESS OBSERVER, on or before FEB 02 2024, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 19 day of December 2023.

Laura E Roth  
As Clerk of said Court  
By: /s/ Jennifer M. Hamilton  
As Deputy Clerk

Greenspoon Marder, LLP  
Default Department  
Attorneys for Plaintiff,  
Trade Centre South, Suite 700,  
100 West Cypress Creek Road,  
Fort Lauderdale, FL 33309  
(22-001001-01)  
January 4, 11, 2024 24-000081

## SECOND 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-9482 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  
**Naney 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

## SECOND 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. The Project is described in more detail in the *Engineer's Report*, dated December 2023 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the *Master Special Assessment Methodology Report*, dated November 30, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it. The District consists of 318.4 acres of land and is located entirely within the City of DeLand, Florida. The site is generally located east of Lake Winnemissett, south of Daytona Park Estates and north of the old alignment of East SR-44. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

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 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:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
SF 40	153	0.8	\$35,606	\$3,163
SF 50	311	1.0	\$44,508	\$3,954
SF 60	135	1.2	\$53,409	\$4,744
<b>TOTALS</b>	<b>599</b>		<b>\$2,353,927</b>	

\*Amount includes principal only, and not interest or collect costs  
\*\*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.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office. Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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

### 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:

- 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.
- 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.
- 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.
- 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.**

- The total estimated cost of the Project is **\$18,949,447** ("Estimated Cost").
- 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**.
- 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.

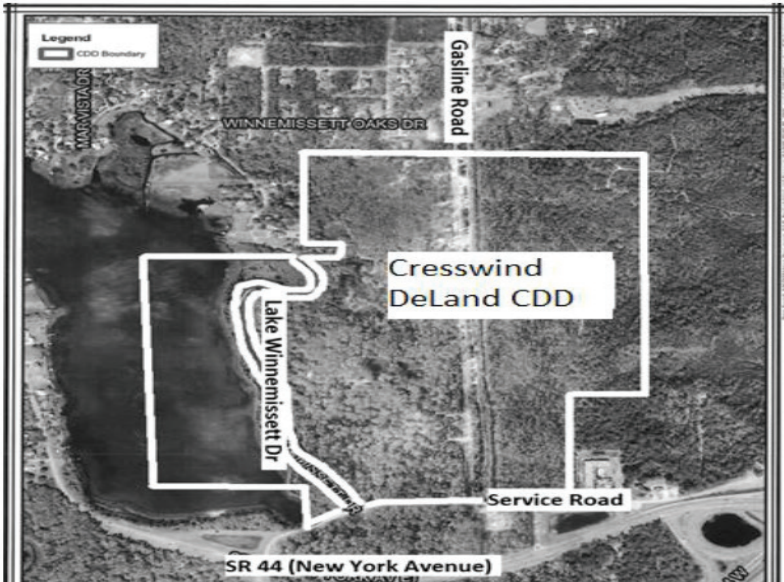
**11. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section 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

## SECOND 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.cresswindelandcdd.org](http://www.cresswindelandcdd.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

## SECOND 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](http://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 ¼ OF THE SW ¼ OF SAID SECTION 7; THENCE SOUTH 00° 01' 48" EAST ALONG THE EAST LINE OF THE NW ¼ OF THE SW ¼ 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 lis pendens must file a claim before the clerk reports the surplus as unclaimed.

"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 Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

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

VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/ s / J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Bar Number: 391832  
Email: TVanness@vanlawfl.com  
PHH4206-17/sap  
January 4, 11, 2024 24-000031