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PUBLIC NOTICES

THURSDAY, JANUARY 25, 2024

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 6th day of February 2024, for the purpose of hearing Ordinance 2024-XX Amending the Future Land Use and Conservation Elements in the 2035 Comprehensive Plan, before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENT TO THE CONSERVATION ELEMENT OF THE CITY OF BUNNELL COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date.

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

January 25, 2024 24-00017F

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 6th day of February 2024, for the purpose of hearing Case No. SE 2023-06 Requesting special exception approval, before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

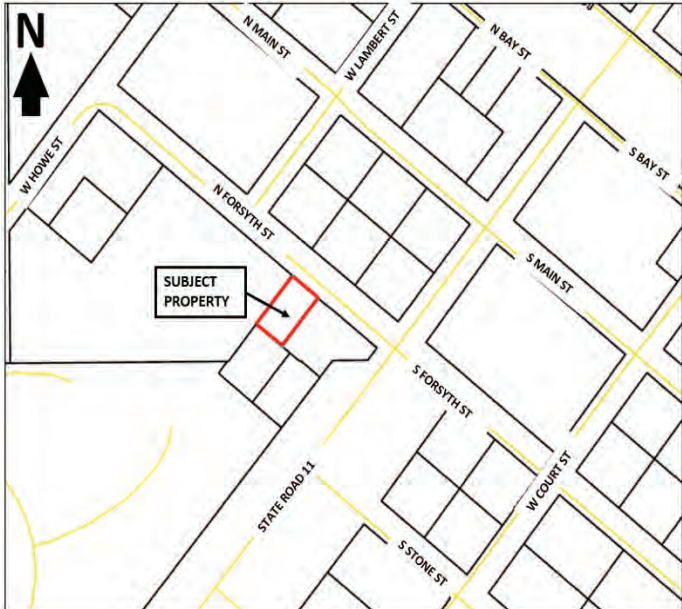
SE 2023-06

REQUEST SPECIAL EXCEPTION APPROVAL TO STORE COMMERCIAL VEHICLES AND EQUIPMENT ON A RESIDENTIAL LOT LOCATED AT 105 NORTH FORSYTH STREET.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date.

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

January 25, 2024 24-00015F



FIRST INSERTION

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

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, February 1, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board.

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

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

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

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

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

January 25, 2023 24-00012F

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 Logic Coffee Tech located at 36 Richfield Ln, 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 18th day of January, 2024.
Jacob Colwell
January 25, 2024 24-00008F

FIRST INSERTION

\$19,751.98 USD was seized via search warrant by the Flagler County Sheriff's Office on or about December 9, 2023, from JP Morgan Chase Account owed by Carlos Villarreal Jr., in reference to criminal case #2023-00093898. The funds originated from a victim located in Flagler County which were taken, stolen and/or unlawfully obtained or are proceeds from unlawful activities in violation of §817.034, Scheme to Defraud and §896.10 Money Laundering, Florida.

The victim in this matter seeks to have the seized funds released into their custody. This notice is provided consistent with §812.061, Florida Statutes.

January 25, February 1, 2024 24-00006F

FIRST INSERTION

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING
NON-AD VALOREM ASSESSMENTS

Flagler County, Florida (the "County") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to fund the following:

- Beach renourishment services, facilities, and programs in the unincorporated area of the County and the incorporated areas of the municipalities of Beverly Beach, Bunnell, Flagler Beach, Marineland, and Palm Coast;
-Stormwater services, facilities, and programs in the unincorporated area of the County and the incorporated areas of the municipalities of Beverly Beach, Bunnell, and Marineland;
-Fire rescue services, facilities, and programs in the unincorporated area of the County and the incorporated areas of the municipalities of Beverly Beach, Bunnell, and Marineland; and
-Roadway improvements, services, facilities, and programs in the unincorporated area of the County and the incorporated areas of the municipalities of Flagler Beach, Bunnell, and Palm Coast.

These assessments will commence in the Fiscal Year beginning on October 1, 2024 and continue year to year until discontinued by the County. The County will consider the adoption of resolutions electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 5:30 p.m., or as soon thereafter as possible, on February 19, 2024, in the Board Chambers, 1769 East Moody Blvd., Bldg. 2, Bunnell, Florida. Such resolutions will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed forms of resolution, which contains the legal description of the real property subject to the levy, are on file and available for inspection at the Office of the County Administrator located at 1769 E. Moody Boulevard, Building 2, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend. In the event any person decides to appeal any decision by the County with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Flagler County Administration Office at (386) 313-4001, at least 48 hours prior to the date of the hearing.

January 25, February 1, 8, 15, 2024 24-00021F

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 6th day of February 2024, for the purpose hearing Ordinance 2024-XX Amending Chapter 18 and Chapter 34 in the City's Land Development Code before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL LAND DEVELOPMENT CODE; PROVIDING FOR AMENDMENT TO SECTION 18-52 WETLANDS; PROVIDING FOR AMENDMENT TO VARIOUS SECTIONS WITHIN CHAPTER 34 - ZONING; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

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

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

January 25, 2024 24-00018F

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2023-CC-00307

TOSCANA COMMUNITY ASSOCIATION, INC., Plaintiff, v. MARINA A OPIDA, et al., Defendant(s).

NOTICE IS GIVEN that the undersigned Clerk of the Court will offer the following described property in Flagler County, Florida:

Street Address: 55 New Water Oak Drive Palm Coast, FL 32137

Legal Description: Lot 17, Block 5 of HIDDEN LAKES PHASE II (WATER OAKS SUBDIVISION), according to the Plat thereof as recorded in Plat Book 36, Pages 61 through 70, inclusive, of the Public Records of Flagler County, Florida, for sale to the highest bidder for cash on February 7, 2024, at 11:00 a.m. at www.flagler.realforeclose.com, pursuant to the Final Judgment of Foreclosure in this action dated January 10, 2024.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Seventh Circuit Court Administration at 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 or (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 19th day of February, 2024.
COKER LAW
/s/ Mary L. Guilfoil
David D. Rottmann
Florida Bar No. 56991
Mary L. Guilfoil
Florida Bar No. 106955
136 East Bay Street
Jacksonville, Florida 32202
(904) 356-6071
(888) 700-8504 facsimile
E-mail: ddr@cokerlaw.com
Attorneys for Plaintiff
Toscana Community Association, Inc.
Jan. 25; Feb. 1, 2024 24-00017G

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 B & L Soaps located at 200 Shady Oaks Drive Apt 303, 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 17th day of January, 2024.
Alberto Peart
January 25, 2024 24-00007F

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 Scientific Nutrition located at 85 Brewster Lane, 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 23rd day of January, 2024.
Jill Chrzanowski
January 25, 2024 24-00022F

FIRST INSERTION

A Silver Ford F150 bearing Florida Tag#Z375EW with VIN#1FTRX14W95NC04197 was seized for forfeiture by the Flagler County Sheriff's Office on October 25, 2023. The item(s) were seized at or near Belle Terre Pkwy and White View Pkwy Palm Coast, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2024 CA 31 in the 7th Circuit Court.

January 25, February 1, 2024 24-00020F

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 Suzybakes located at 24 Courtney Pl, 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 19th day of January, 2024.
Suzanne Ahern
January 25, 2024 24-00009F

FIRST INSERTION

State of Connecticut
Court of Probate, Torrington Area Probate Court

NOTICE TO RICHARD O'LOUGHLIN
last known whereabouts is Palm Coast, FL 32137

Pursuant to an order of Hon. James P. Steck, Judge, a hearing will be held at Torrington Area Probate Court, Municipal Building, 140 Main Street, Torrington, CT 06790 on February 13, 2024, at 9:30 AM, on a petition for Termination of Parental Rights concerning Tessa, a minor child born to Alicia O'Loughlin on August 16, 2010, at Torrington, CT. The court's decision will affect your interest, if any, as in the petition on file more fully appears.

RIGHT TO COUNSEL: If the above named person wishes to have an attorney, but is unable to pay for one, the Court will provide an attorney upon proof of inability to pay. Any such request should be made immediately by contacting the court office where the hearing is to be held.

By Order of the Court Yuberkis Batista, Assistant Clerk
January 25, 2024 24-00016G

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 6th day of February 2024, for the purpose of hearing Case No. RSD 2023-02 Requesting approval to create a rural subdivision via an administrative order, before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

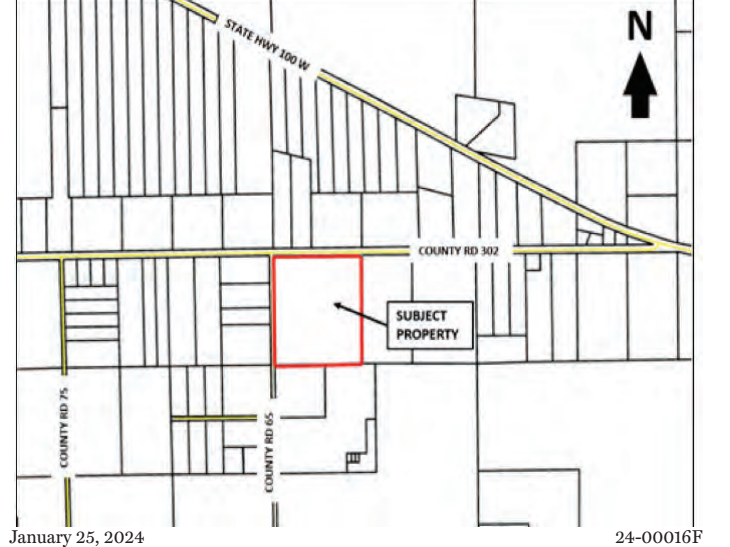
CITY OF BUNNELL, FLORIDA
CITY COMMISSION

ADMINISTRATIVE ORDER 2024-XX

AN ORDER OF THE CITY OF BUNNELL, FLORIDA CITY COMMISSION APPROVING THE MINOR RURAL SUBDIVISION REPLAT APPLICATION NO. RSD 2023-02, FAMILY ESTATES RURAL SUBDIVISION, A REPLAT OF BLOCK 2, TRACTS 1-3, PARCEL NO. 13-12-29-5550-0020-0010 OF ST. JOHNS DEVELOPMENT COMPANY SUBDIVISION TO LEGALLY SUBDIVIDE THE LOT INTO THREE SEPARATE PARCELS FOR THE FAMILY ESTATES RURAL SUBDIVISION; PROVIDING FOR AN EFFECTIVE DATE.

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

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



January 25, 2024 24-00016F

Advertisement for Generac generators. Text: 'It's not just a generator. It's a power move.' Includes image of a man standing next to a Generac generator and contact information: Call 386-387-4367 to schedule your free quote!

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA... COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT, an independent special district organized and existing under and by virtue of the laws of the State of Florida, Plaintiff, vs. STATE OF FLORIDA, and the Taxpayers, Property Owners and Citizens of the Coquina Shores Community Development District including non-residents owning property or subject to taxation therein, and all others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds described herein, or to be affected in any way thereby, Defendants.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023 CA 000928 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY A. SMITH W/A/T/A MARY ALICE SMITH, DECEASED; ALVIN KENNETH SMITH, JR.; DANA SMITH; TAMMY SMITH, NATURAL GUARDIAN OF COURTNEY SMITH, A MINOR; TAMMY SMITH, NATURAL GUARDIAN OF SIDNEY SMITH, A MINOR; BANK OF AMERICA N.A.; STATE OF FLORIDA; CLERK OF THE COURT OF FLAGLER COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 2023-CC-000694 ISLAND ESTATES NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. TOY WHITAKER, et al. Defendants. TO: TOY WHITAKER UNKNOWN SPOUSE OF TOY WHITAKER Last Known Address: 8802 Estate Drive West Palm Beach, FL 33412 YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on property in Flagler County, Florida: Lot 56, Island Estates, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 43 through 51, of the Public Records of Flagler County, Florida.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 000733 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. CARLOS RODRIGUEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2023, and entered in 2023 CA 000733 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and CARLOS RODRIGUEZ; MARITZA RODRIGUEZ; CITY OF PALM COAST, FLORIDA are the Defendant(s).

THIRD 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@palmcoastgov.com. 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023 CA 000644 LOANDEPOT.COM, LLC Plaintiff(s), vs. SHERRI CERALDI; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF NICHOLAS CERALDI, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; UNKNOWN SPOUSE OF NICHOLAS CERALDI; WALDHAEUER & SON, INC.; LAFAYETTE FEDERAL CREDIT UNION; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF NICHOLAS CERALDI, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Flagler County, Florida, to foreclose certain real property described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF FLAGLER: LOT 12, BLOCK 9, FLORIDA PARK-SECTION-10, PALM COAST, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property address: 17 Firethorn Lane, Palm Coast, FL 32137 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.

DATED THE day of 1/11/2024. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Amy Perez Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-004578-1 January 18, 25, 2024 24-00013G

THIRD INSERTION In accordance with Fla. Stat. § 456.057(12); 456.057(1), notice is hereby given that Brian Planchard, M.D. of Eye Center of St. Augustine, is no longer with the practice located at 1400 US1 South, St. Augustine, FL 32084. All patients may retrieve their medical records from Eye Center of St. Augustine, located at 1400 US1 South, St. Augustine, FL 32084, by calling (904) 829-2286. Dr. Planchard's last day at the practice was Dec. 15, 2023. It is important for existing patients to schedule an appointment within the next 30 days either with one of our physicians or outside eyecare doctor to ensure they are receiving ongoing care.

January 11, 18, 25, February 1, 2024 23-00337F

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

FOURTH 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: TERENCE 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 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: December 20, 2023 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Ashley Cusack {Deputy Clerk} Jan. 4, 11, 18, 25, 2024 24-00003G

Michael J. McCabe, Esq. McCabe & Ronsman 110 Solana Road, Suite 102 Ponte Vedra Beach, FL 32082 service@flcalegal.com Jan. 18, 25; Feb. 1, 8, 2024 24-00012G

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2023 DR 1154 Division: 47 Christopher Richards, Petitioner, and Ruth Chungi, Respondent. TO: Ruth Chungi 101 Raceway Point BLD 8 Apt 305 Daytona Beach FL 32114 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner}, whose address is 30 Ryman Lane Palm Coast, FL 32164 on or before 2/4/24, and file the original with the clerk of this Court at 1769 E. Moody Blvd Bld 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: December 20, 2023 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Tabatha Strack Deputy Clerk Jan. 11, 18, 25; Feb. 1, 2024 24-00009G

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01300 CMS January 18, 25, 2024 24-00015G

TOM W. BEXLEY As Clerk of the Court (SEAL) BY: /s/ Amy Perez As Deputy Clerk

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT 200 EAST MOODY BOULEVARD, RM. 125, BUNNELL, FL 32110, PHONE NO. (904)437-7394 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this day of 1/11/2024.

Christopher Richards, Petitioner, and Ruth Chungi, Respondent. TO: Ruth Chungi 101 Raceway Point BLD 8 Apt 305 Daytona Beach FL 32114 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner}, whose address is 30 Ryman Lane Palm Coast, FL 32164 on or before 2/4/24, and file the original with the clerk of this Court at 1769 E. Moody Blvd Bld 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: December 20, 2023 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Tabatha Strack Deputy Clerk Jan. 11, 18, 25; Feb. 1, 2024 24-00009G

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

COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT, an independent special district organized and existing under and by virtue of the laws of the State of Florida, Plaintiff, vs. STATE OF FLORIDA, and the Taxpayers, Property Owners and Citizens of the Coquina Shores Community Development District including non-residents owning property or subject to taxation therein, and all others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds described herein, or to be affected in any way thereby, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF COQUINA SHORES COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS DESCRIBED HEREIN, OR TO BE AFFECTED IN ANY WAY THEREBY: Coquina Shores Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$80,000,000 Coquina Shores Community Development District Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Seventh Judicial Circuit, in and for Flagler County, Florida (the "Parties"), appear on February 15, 2024, at 3:45 p.m. before the Honorable Christopher A. France at the Kim C. Hammond Justice Center, 1769 East Moody Boulevard, Courtroom 403, Bunnell, Florida 32110, and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of generally circulation in Flagler County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause. DONE AND ORDERED at the Court-house in Flagler County, Florida this day of 2024. 1/16/2024 9:21 AM 2023 CA 000955 (SEAL) HONORABLE CHRISTOPHER A. FRANCE Circuit Court Judge e-Signed 1/16/2024 9:21 AM 2023 CA 000955 January 18, 25, 2024 24-00014G

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause. DONE AND ORDERED at the Court-house in Flagler County, Florida this day of 2024. 1/16/2024 9:21 AM 2023 CA 000955 (SEAL) HONORABLE CHRISTOPHER A. FRANCE Circuit Court Judge e-Signed 1/16/2024 9:21 AM 2023 CA 000955 January 18, 25, 2024 24-00014G

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FLAGLER COUNTY flaglerclerk.com VOLUSIA COUNTY clerk.org



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# VOLUSIA COUNTY LEGAL NOTICES

**FIRST INSERTION**

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION **CASE NO. 2023 12058 CIDL** **TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, Plaintiff, vs. THOMAS W. BARNHILL, JR. a/k/a THOMAS W. BARNHILL, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 11, 2024 in Civil Case No. 2023 12058 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY is Plaintiff and Thomas W. Barnhill, Jr. a/k/a Thomas W. Barnhill, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of February, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 27, Block "B", Plantation Estates Unit 5, according to the map or plat thereof as recorded in Plat Book 11, Page 239, of the Public Records of Volusia County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mcalla.com  
Fla. Bar No.: 146803  
23-06961FL  
Jan. 25; Feb. 1, 2024 24-00034I

**FIRST INSERTION**

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CASE NO.: 2023 11131 CIDL** **BANKUNITED N.A., Plaintiff, v. KELLY RIGGINS, JR.; UNKNOWN SPOUSE OF KELLY RIGGINS, JR.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 3, 2024 entered in Civil Case No. 2023 11131 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein BANKUNITED N.A., Plaintiff and KELLY RIGGINS, JR., are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on June 13, 2024 the following described property as set forth in said Final Judgment, to-wit: THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA STATE OF FLORIDA TO WIT: LOT 2, BLOCK 955, DELTONA LAKES UNIT THIRTY-SIX, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 164 THROUGH 170, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 3364 Newmark Dr, Deltona, FL 32738

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

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

Submitted By: Jordan Shealy; Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail: flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: CRF22138-JMV  
Jan. 25; Feb. 1, 2024 24-00035I

**FIRST INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 12824 PRDL** **Division 10** **IN RE: ESTATE OF MARION FREISMUTH GAWLOWSKI, A.K.A. MARION FRANCES GAWLOWSKI, A.K.A. MARION F. GAWLOWSKI Deceased.**

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

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

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

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

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

The date of first publication of this notice is January 25, 2024.

**Personal Representative:**  
**Monica Stetz**  
1075 Horizon View Boulevard  
Port Orange, FL 32129  
Attorney for Personal Representative:  
/s/ Wendy A. Mara, Esq.  
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: pmlfyt@maralawpa.com  
Jan. 25; Feb. 1, 2024 24-00036I

**FIRST INSERTION**

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 13112 PRDL** **IN RE: ESTATE OF DIANE J. SLATEN, Deceased.**

The administration of the estate of DIANE J. SLATEN, deceased, whose date of death was October 28, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 25, 2024.

**STEPHANIE COLLINS**  
**Personal Representative**  
4935 Redbud Dr.  
Sand Springs, OK 74063  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Jan. 25; Feb. 1, 2024 24-00032I

**FIRST INSERTION**

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 2/9/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1957 MIDW TV G1875 . Last Tenants: MARIA DE LOURDES RICO SERRANO and all unknown parties beneficiaries heirs . Sale to be at WHAT BOX SON LLC DBA RAMAR MOBILE HOME PARK, 1930 S RIDGEWOOD AVE, SOUTH DAYTONA, FL 32119. 321-213-0825.

January 25, February 1, 2024 24-00014V

**FIRST INSERTION**

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 2/9/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1991 CHAN HS CH12026A & CH12026B . Last Tenants: MICHAEL LYNN MORGAN and all unknown parties beneficiaries heirs . Sale to be at CS1031 THE FALLS AT ORMOND BEACH MHC DST DBA THE FALLS AT ORMOND BEACH, 1 FALLS WAY COURT, ORMOND BEACH, FL 32174. 813-241-8269.

January 25, February 1, 2024 24-00013V

**FIRST INSERTION**

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CIVIL ACTION** **CASE NO.: 2018 11262 CIDL** **BANK OF AMERICA, N.A., Plaintiff, vs. PHYLLIS SCHULZ, et al., Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 27, 2023, and entered in Case No. 2018 11262 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Bank of America, N.A., is the Plaintiff and Phyllis Schulz, Ronald E. Schulz Jr., Ana Gonzalez, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the February 15, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOTS 28 THROUGH 31, BLOCK 106, WEST HIGHLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE(S) 220, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 1790 17TH ST, ORANGE CITY, FL 32763

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

**ATTENTION PERSONS WITH DISABILITIES:**

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, Fl 32724, Tel: (386) 736-5907.

Dated this 17 day of January, 2024.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Nathan Gryglewicz  
Florida Bar #762121  
Nathan Gryglewicz, Esq.  
CT - 18-017068  
Jan. 25; Feb. 1, 2024 24-00028I

**FIRST INSERTION**

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA. **CASE NO. 2023 32739 CICI** **MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNSORS, CREDITORS AND TRUSTEES OF THE ESTATE OF IRENE A. NEUBAUER (DECEASED), ET AL. DEFENDANT(S).**

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNSORS, CREDITORS AND TRUSTEES OF THE ESTATE OF IRENE A. NEUBAUER (DECEASED)  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 5500 Ocean Shore Boulevard, APT #40, Ormond Beach, FL 32176

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

UNIT NO. B-1, KINGSTON SHORES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 10, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND AMENDMENTS THERETO

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 45 days after the first publication of this notice, either before FEB 26 2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

Date: January 11, 2024

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
By: /s/ Jennifer M. Hamilton  
Deputy Clerk of the Court  
Tromberg, Morris & Poulin, PLLC  
attorneys for Plaintiff  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Our Case#: 23-001723/2023 32739 CICI/ PHH  
Jan. 25; Feb. 1, 2024 24-00030I

**FIRST INSERTION**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CIVIL ACTION** **CASE NO.: 2023 12054 CIDL** **U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. KIMBERLY LEE SANDLIN aka KIMBERLY L. SANDLIN, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 29, 2023, and entered in Case No. 2023 12054 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which U.S. Bank National Association, is the Plaintiff and Kimberly Lee Sandlin aka Kimberly L. Sandlin, Unknown Party #1 N/K/A Rose Hines, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the February 13, 2024 the following described property as set forth in said Final Judgment of Foreclosure: THE NORTH 1/3 OF LOT 17, ALL OF LOT 18, AND THE SOUTH 1/3 OF LOT 19, BLOCK 9, CRESTLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 182, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 1771 PINE STREET DELAND FL 32724

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

**ATTENTION PERSONS WITH DISABILITIES:**

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, Fl 32724, Tel: (386) 736-5907.

Dated this 19 day of January, 2024.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Joshua Pasqualone  
Florida Bar #41835  
Joshua Pasqualone, Esq.  
CT - 23-004508  
Jan. 25; Feb. 1, 2024 24-00027I

**FIRST INSERTION**

Adversary Proceeding **File Number: 2023-13053PRDL** **Division: 10** **IN RE: ESTATE OF MARCILYN HUTCHISON KING, a/k/a MARCILYN H. KING, Deceased** **RICHARD KING, as Personal Representative, Petitioner, vs. JORDAN KING, Respondent.**

The administration of the Estate of MARCILYN HUTCHISON KING, deceased, whose date of death was November 6, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 25, 2024.

Dated: January 18, 2024.

**RICHARD KING,**  
**Personal Representative**  
101 Ocean Avenue  
New Smyrna Beach, FL 32169  
CORONADO LAW GROUP, PLLC  
Kenneth Bohannon, Esquire  
Florida Bar #0027500  
KBohannon@CFLLawyer.com  
Of Counsel  
221 N. Causeway, Suite A  
New Smyrna Beach, FL 32169-5239  
Phone: 386-427-5227  
Facsimile: 386-423-3909  
Primary Email: KBohannon@CFLLawyer.com  
Secondary Email: Eservice@CFLLawyer.com  
Attorney for Personal Representative  
Jan. 25; Feb. 1, 2024 24-00031I

**FIRST INSERTION**

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 2021 11414 CIDL** **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB1, Plaintiff, vs. GERALDINE KATRINA HANEY, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 23, 2023, and entered in 2021 11414 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB1 is the Plaintiff and GERALDINE KATRINA HANEY; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on February 13, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 727, DELTONA LAKES UNIT THIRTY-ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 27, PAGES 97 THROUGH

100, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2057 HEATHWOOD ST, DELTONA, FL 32725

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 18 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: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
20-061525 - MIM  
Jan. 25; Feb. 1, 2024 24-00026I

**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. 2020 30055 CICI** **NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. WALTER WOLFE II, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 26, 2023, and entered in 2020 30055 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I is the Plaintiff and WALTER WOLFE II; UNKNOWN SPOUSE OF WALTER WOLFE II are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on February 16, 2024, the following described property as set forth in said Final Judgment, to wit: THE EASTERLY 145 FEET OF LOT 1, BLOCK 2, SHORE ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 50, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 344 RIVERSIDE DR, HOLLY HILL, FL 32117

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

**IMPORTANT**

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

Dated this 18 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: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
19-406954 - Nac  
Jan. 25; Feb. 1, 2024 24-00025I

**FIRST INSERTION**

**NOTICE OF PUBLIC SALE**


Notice is hereby given that on 2/9/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 BLAK HS 1715 . Last Tenants: JACQUELINE GRACE PICKELS AKA JACQUELINE CARPENTER AND ANDREW NEAL SCHULTZ, THE ESTATE OF LYNNE BEACH, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF LYNNE BEACH AND SHANGRI LA MOBILE HOME. Sale to be at SL ORMOND MHC LLC, 1310 FLEMING AVENUE, ORMOND BEACH, FL 32174. 813-241-8269.

January 25, February 1, 2024 24-00015V

**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

**FIRST INSERTION**

**Notice of Sale**

Pursuant to Florida Statute 713.585 F.S. United American Lien &amp; Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date February 16, 2024 @ 10:00 am 3411 NW 9 th Ave Ft Lauderdale FL 33309 38980 2014 Fiat VIN#: ZFBCEACH1EZ005880 Lienor: Alfa Romeo Fiat of Daytona 1450 N Tomoka Farms Rd Daytona Beh 386-274-0571 Lien Amt \$821.35


January 25, 2024 24-00011V

**FIRST INSERTION**

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 2/9/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1986 FUQU HS FH276920A86 & FH276920B86 . Last Tenants: KENNETH WILLIAM ADAM, ESTATE OF KENNETH WILLIAM ADAM, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF KENNETH WILLIAM ADAM AND PATTY J MORROW. Sale to be at CS1031 THE FALLS AT ORMOND BEACH MHC DST DBA THE FALLS AT ORMOND BEACH, 1 FALLS WAY COURT, ORMOND BEACH, FL 32174. 813-241-8269.

January 25, February 1, 2024 24-00012V



## SAVE TIME

Email your Legal Notice  
legal@palmcoastobserver.com



## SAVE TIME

Email your Legal Notice  
legal@palmcoastobserver.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 CP 11954**  
**IN RE: ESTATE OF GEORGE WILLIAM LEWIS Deceased.**

The administration of the estate of George William Lewis, deceased, whose date of death was May 9, 2023, is pending in the Circuit Court for Volusia County. 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 25, 2024.

**Personal Representative:**

**Rodolfo Almodovar**  
 Attorney for Personal Representative:  
 Nathan Dougherty, Esquire  
 Florida Bar No. 118632  
 P.O. Box 380984  
 Murdock, FL 33938  
 Tel: (941) 270-4489  
 contact@nathandoughertylaw.com  
 Jan. 25; Feb. 1, 2024

24-000241

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-12990-PRDL**  
**IN RE: ESTATE OF ROGER HAROLD ARILDSEN a/k/a Roger H. Arildsen Deceased.**

The administration of the Estate of Roger Harold Arildsen a/k/a Roger H. Arildsen, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 25, 2024.

**Personal Representative:**

**Regina Jeanette Osborne**  
 801 Anderson Dr.  
 Deltona, Florida 32725  
 Attorney for Personal Representative:  
 Cyrus Malhotra  
 Florida Bar Number: 0022751  
 THE MALHOTRA LAW FIRM P.A.  
 3903 Northdale Blvd., Suite 100E  
 Tampa, FL 33624  
 Telephone: (813) 902-2119  
 Fax: (727) 290-4044  
 E-Mail: filings@FLprobatesolutions.com  
 Secondary E-Mail:  
 sandra@FLprobatesolutions.com  
 Jan. 25; Feb. 1, 2024

24-000231

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 12989 PRDL**  
**Division: 10**  
**IN RE: ESTATE OF DAVID NEAL ABERCROMBIE, Deceased.**

The administration of the estate of DAVID NEAL ABERCROMBIE, deceased, whose date of death was November 16, 2023; File Number 2023 12989 PRDL, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representatives 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 25, 2024.

Signed on this day of 1/19/2024.  
**KIRK DOUGLAS ABERCROMBIE**  
 Co-Personal Representative  
**ANNA COOPER**  
 Co-Personal Representative

Heidi S. Webb  
 Attorney for Personal Representatives  
 Florida Bar No. 73958  
 Law Office of Heidi S. Webb  
 210 South Beach Street, Suite 202  
 Daytona Beach, Florida 32114  
 Telephone: (386) 257-3332  
 E-Mail: heidi@heidwebb.com  
 Secondary Email: filing@heidwebb.com  
 Jan. 25; Feb. 1, 2024

24-000221

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 12548 PRDL**  
**Division 10**  
**IN RE: ESTATE OF DEBORAH LYNN BORDIS Deceased.**

The administration of the estate of Deborah Lynn Bordis, deceased, whose date of death was May 19, 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 25, 2024.

**Timothy S. Carter**  
**Personal Representative**

8101 Avocet Way  
 Spotsylvania, Virginia 22553  
 Wendy A. Mara, Esq.  
 Attorney for Personal Representative  
 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:  
 paralegalm@maralawpa.com  
 Jan. 25; Feb. 1, 2024

24-000331

FIRST INSERTION

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Walkers Green Community Development District (the "District") will hold a regular meeting on **Tuesday, February 6, 2024, at 10:00 a.m.** at 908 Taylor Rd, Port Orange, FL 32127. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by phone at (407) 723-5900 ("District Manager's Office"), during normal business hours, or from the District's website at <https://walkersgreendcd.com/>.

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

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

Jane Gaarlandt  
 District Manager

January 25, 2024

24-00010V

**SUBSEQUENT INSERTIONS**

THIRD 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

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 2/2/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 SKYL HS 01611005M . Last Tenants: TIMOTHY JOHN MAHLER and all unknown parties beneficiaries heirs . Sale to be at CS1031 MAPLEWOOD ESTATES MHC DST DBA TREASURE ISLE ESTATES, 1000 CHAMBERLIN BOULEVARD, PORT ORANGE, FL 32127. 813-241-8269.

January 18, 25, 2024

24-00009V

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 2/2/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 RITZ HS 16071907V . Last Tenants: THE ESTATE OF LYNNE BEACH, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF LYNNE BEACH, AND SHANGRI LA MOBILE HOME VILLAGE. Sale to be at SL ORMOND MHC LLC, 1310 FLEMING AVENUE, ORMOND BEACH, FL 32174. 813-241-8269.

January 18, 25, 2024

24-00005V

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 2/2/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 GUER HS GD0C-FL50785191 . Last Tenants: BRYAN NEAL GLASS and all unknown parties beneficiaries heirs . Sale to be at SUN HOLLY FOREST LLC, 1000 WALKER STREET, HOLLY HILL, FL 32117. 813-241-8269.

January 18, 25, 2024

24-00008V

**SUBSEQUENT INSERTIONS**

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-13119 PRDL**  
**Division 10**  
**IN RE: ESTATE OF KENNETH L. KING, Deceased.**

The administration of the estate of KENNETH L. KING, deceased, whose date of death was September 4, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. 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 18, 2024.

Signed on this day of, 1/11/2024.

**LARRY KING, SR.**  
**Personal Representative**

1224 Hodgson Street  
 Schenectady, NY 12303  
 R. KEVIN KOREY, ESQUIRE  
 Attorney for Personal Representative  
 Florida Bar No. 89108  
 ROBERT KIT KOREY, P. A.  
 595 W. Granada Blvd., Suite A  
 Ormond Beach, FL 32174  
 Telephone: (386) 677-3431  
 Email: Kevin@koreylawpa.com  
 Secondary Email:  
 Michele@koreylawpa.com,  
 January 18, 25, 2024

24-000191

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-12785 PRDL**  
**Division 10**  
**IN RE: ESTATE OF GLENN TOBER A/K/A GLENN A. TOBER, Deceased.**

The administration of the estate of GLENN TOBER A/K/A GLENN A. TOBER, deceased, whose date of death was September 22, 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 18, 2024.

Signed on this day of, 1/11/2024.

**GARY TOBER**  
**Personal Representative**

4 Main Street  
 Port Orange, FL 32127  
 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 18, 25, 2024

24-000181

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**FILE NO.: 2023 11925 PRDL**  
**DIVISION: 10**  
**IN RE: ESTATE OF KATHRYN LOUISE MOSELY, Deceased.**

The administration of the Estate of Kathryn Louise Mosely, deceased, whose date of death was June 21, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 18, 2024.

**Personal Representative:**  
**Tommy Mosely**  
 c/o: Bennett Jacobs & Adams, P.A.  
 Post Office Box 3300  
 Tampa, Florida 33601

Attorney for Personal Representative:  
 Linda Muralt, Esquire  
 Florida Bar No.: 0031129  
 Bennett Jacobs & Adams, P.A.  
 Post Office Box 3300  
 Tampa, Florida 33601  
 Telephone: (813) 272-1400  
 Facsimile: (866) 844-4703  
 E-mail: LMuralt@bja-law.com  
 January 18, 25, 2024

24-000211



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