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# **PUBLIC NOTICES**

THURSDAY, FEBRUARY 8, 2024

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

#### FLAGLER COUNTY LEGAL NOTICES

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, 7TH JUDICIAL CIRCUIT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000087 Division 48 IN RE: ESTATE OF ARNOLD O'DELL, Deceased.

The administration of the estate of AR-NOLD O'DELL, deceased, whose date of death was December 1, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Building #1, Bunnell, FL 32110. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

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

is February 8, 2024.

#### Personal Representatives KELLY HUNTER SULLIVAN 1 Wello Place Palm Coast, FL 32164 SHAWN SULLIVAN

217 N. Whitney St. St. Augustine, FL 32084 Attorney for Personal Representatives: Heather S Malthy HEATHER@EPPGLAW.COM Florida Bar No. 116571

E.P.P.G. Law of St. Johns, PLLC 200 Malaga Street, Suite 2 St. Augustine, FL 32084 Telephone: 904-875-3774 February 8, 15, 2024 24-00022G

#### 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 Palm Coast Home & Pet Care Pros located at 1 Wheeldon Lane, 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 5th day of February, 2024. Melissa Parra Morrow 24-00040F

**FLAGLER COUNTY** flaglerclerk.com

**VOLUSIA COUNTY** clerk.org



#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000665 Division 48 IN RE: ESTATE OF CAROLE HANKINSON

**Deceased.**The administration of the estate of Carole Hankinson, deceased, whose date of death was May 21, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd Building #1, Bunnell, FL 32110.

The names and addresses of the personal representative and the personal representa-tive's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

**Personal Representative:** /s/ David Hankinson 12126 Normont Drive Houston, Texas 77070 Attorney for Personal Representative: /s/ Jennifer A. McGee

Jennifer A. McGee, Attorney Florida Bar Number: 1023164 6 Meridian Home Lane, Unit 201 Palm Coast, Florida 32137 Telephone: (386) 320-7300 E-Mail: jennifer@mcgeelawfl.com Secondary E-Mail: denise@mcgeelawfl.com

24-00023G February 8, 15, 2024

#### FIRST INSERTION

#### BIRTH ANNOUNCEMENT

COME THIS DAY, on the 11th of September in the Julian Period of 1963 (2446124 2331), under the Virgo, sign (18º13') Mercury, at Miami, in the Territory of Lauderdale County, in Florida, Latitude 88º42'W, 32º22'N, one of the several states of the United Statesof America, Lela Mae Patterson (mother and "birthing person") gave birth to a single male, known as Tyrone Baker of Florida at approximately 17:00 UT, precisely at Jackson Memorial Hospital, 1611 N.W. 12 th Avenue, Miami, Florida 33136. It is hereby declared by Lela Mae Patterson (mother) a Floridian National but not a citizen of the District of Columbia and Robert Edward Baker, Jr. (father), a Floridian National but not a citizen of the District of Columbia, give testament to the witness of the birth of Tyrone Baker of Florida and has no connection to the after birth of born-alive person, for any claims of salvaging under Pope Boniface VIII, any Papal Bulls of Birth Certificate exist within the Nation of Florida Certification of Vital Records or with the County of Dade Florida Registrar-Recorder/County Clerk. This

under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Signed/Mark: Lela Mae Patterson Executed: January 25, 2024 Signed/Mark: Robert Edward Baker, Jr. Executed: January 25, 2024.

February 8, 2024

#### FIRST INSERTION

#### GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Grand Haven Community Development District ("District") will hold an audit review committee meeting on February 15, 2024, at 9:00 a.m., and located at Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee

meeting.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may

be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-193, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office

A person who decides to appeal any action taken at the meetings 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.

David McInnes

February 8, 2024

24-00038F

Birth Announcement and its property is held in Estevanico Express Trust and shall stand as true with any City, Town, Borough, County, State municipality or United States Department of State. We, the undersigned, declare (or certify, verify, or state)

24-00037F

FIRST INSERTION

CITY OF PALM COAST REQUEST FOR PROPOSAL FOR EDUCATIONAL PRESENTATION ON FORENSIC AUDITS

GENERAL DESCRIPTION: This Request for Proposals is issued for the purpose of the City of Palm Coast seeks the assistance of a qualified auditing firm to provide a comprehensive presentation on the topic of municipal forensic audit. The presentation aims to educate and inform the Council members about the cost, process, and expected results of conducting a forensic audit within the municipal context. The presentation by the Firm will serve as an essential educational tool for the Palm Coast City Council, helping members make informed decisions and provide transparent information to constituents on the topic of forensic audit. The audit firm's insights will contribute to enhancing the City's financial accountability, transparency, and overall governance.

Bid #: RFP-FS-24-35

BID/PROPOSAL SOLICITATION DOCUMENTS: Solicitation documents are available at no-cost through the City's Procurement Portal at (https://palmcoastgov.bonfirehub.com/portal).

SUBMITTALS: Responses must be submitted electronically through the portal by the specified time and date. No other method of submission will be allowed or considered (i.e. mailed, emailed, or hand delivered). CONTACT/QUESTIONS: The City's Budget and Procurement Office is the main point

of contact for this solicitation. Specific contact information can be found in the Project Manual. Bidders/Proposers – DO NOT contact any other Palm Coast staff, nor any member of the City of Palm Coast City Council, or City Manager, regarding this solicitation at any time prior to the bid/request having been formally presented to, and voted on by, the City Council. Any such contact shall be cause for rejection of your bid/request submittal. Any questions concerning the intent, meaning and interpretations of the solicitation documents including the draft agreement, must be requested in writing through the portal at least seven (7) calendar days prior to the due date.

ADDENDA: Should revisions to the solicitation documents become necessary; the City will post addenda on the portal. Bidders/Proposers must sign, date, and return all addenda with the bid/proposal submittals. Therefore, it is recommended that Bidders/Proposers check the portal at least three (3) calendar days before both Deadline dates below to verify information regarding addenda. Failure to do so could result in rejection of the bid/proposal submittal as unresponsive.

AWARD: All submittals will be evaluated by City staff in accordance with the criteria set forth in the solicitation documents. The City reserves the right to reject all submittals, to waive any formalities, and to solicit and re-advertise for new bids/proposals, or to abandon the project

QUESTION DEADLINE: February 22, 2024 AT 2:00 PM BID/PROPOSAL DEADLINE: February 29, 2024 AT 2:00 PM

PUBLIC OPENING: February 29, 2024 AT 2:00 PM, or shortly thereafter, at City of Palm Coast City Hall, 160 Lake Avenue, Palm Coast, Florida 32164. Attendance **not** required. **ADA INFORMATION**: Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Human Resource Office ADA Coordinator at 386-986-3718 at least forty-eight (48) hours in advance of the public opening, pre-bid meeting, or any other proceeding related to this bid/proposal.

February 8, 2024

**ORMOND BEACH** 

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#### SUBSEQUENT INSERTIONS

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 000630 SELENE FINANCE LP, Plaintiff, vs. CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI AND ANGEL F. POGGI A/K/A ANGEL POGGI, et al.

Defendant (s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 05, 2024, and entered in 2023 CA 000630 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein SELENE FINANCE LP is the Plaintiff and CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI;

F. POGGI A/K/A ANGEL POGGI; ROBERT CHANG; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ANGEL F. POGGI A/K/A ANGEL POGGI; UNKNOWN SPOUSE OF CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI; CITY OF PALM COAST, FLORIDA 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 23, 2024,

the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 7, OF PALM COAST, MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 6 PAGE(S) 59-67, INCLUSIVE OF THE PUBLIC

THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 41 BECKER LN, PALM COAST, FL 32137

RECORDS OF FLAGLER COUNTY

FLORIDA, AS AMENDED IN OFFICIAL

RECORDS BOOK 35, PAGE 528, OF

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 pen-dens 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 24 day of January, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909

Service Email: flmail@raslg.com

23-107174 - NaP

February 1, 8, 2024

right-of-way of the "Old" Florida East Coast Canal (F.E.C.C.) as recorded in deed book 18, pages 42-44 of the public records of Flagler County; thence departing said extension line, run S19°11'11"E along said centerline right-of-way, a distance of 146.64 feet; thence departing said centerline right-ofway, run S69°25'01"W along a line being the extension of the southerly line of Lot 56 of said plat, a distance of 100.03 feet to

24-00020G

138.00 feet to the aforementioned point of beginning of this description. Parcel Identification Number: 04-11-31-

has been filed against you and you are required to serve written defenses, if any, to it on Plaintiff's attorney, McCabe & Ronsman, whose address is 110 Solana Road, Suite 102. Ponte Vedra Beach, Florida, 32082; Telephone No. (904) 396-0090, within 30 days 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 or

As Deputy Clerk

McCabe & Ronsman 110 Solana Road, Suite 102 service@flcalegal.com Jan. 18, 25; Feb. 1, 8, 2024

#### SECOND INSERTION

\$4,995.00 USD was seized for forfeiture by the Flagler County Sheriff's Office on January 3, 2024. The item was seized at or near Plainview Drive, Palm Coast, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2024 CA 49 in the 7th Circuit Court.

February 1, 8, 2024 24-00024F

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION CASE No. 2023 CP 000582

#### Estate of DANUTA HOFFMAN, Deceased

The administration of the Estate of DANUTA HOFFMAN, deceased, whose date of death was JUNE 9TH, 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, Florida 32110. The names and addresses of the Personal Representative and the Personal Rep-

resentative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 February 1, 2024.

Personal Representative: BEATA T. STEVENS 20 BUTTONWORTH DR. PALM COAST, FLORIDA 32137 Attorney for the Personal Representative Eliza Hope, Esq. Florida Bar No. 0087952 747 S. Ridgewood Ave., Suite 101 Daytona Beach, Fl 32114 Tel. (813) 600-8695 Email: yourattorney@hotmail.com February 1, 8, 2024

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 7TH

JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.

CASE No. 2022 11900 CIDL

NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered in

Case No. 2022 11900 CIDL of the Circuit

Court of the 7TH Judicial Circuit in and

for VOLUSIA County, Florida, wherein,

Plaintiff, and DEVONNA HALCOMB AKA DEVONNA K. HALCOMB, et. al., are

Defendants, Clerk of the Court, Laura E.

Roth, will sell to the highest bidder for cash at WWW.VOLUSIA.REALFORECLOSE.

COM, at the hour of 11:00 AM, on the

26th day of March, 2024, the following de-

THE WEST 1/2 OF THE EAST 1/2 OF

FINANCE OF AMERICA REVERSE

DEVONNA HALCOMB AKA DEVONNA K. HALCOMB, et. al.,

LLC,

Plaintiff, vs.

scribed property:

THIRD INSERTION

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

Case No. 2023-CA-000653 Division: 49

MARCIA M. WILK and THEODORE F. WILK Plaintiffs, vs.

JAMES ALLEN, Deceased, et al, Defendant(s). TO: WANDA ALLEN TISDALE,

YOU ARE NOTIFIED that an action to quiet title to the following property in Flagler County, Florida:

LOT 1 AND 10, BLOCK 2, LINCOLN HEIGHTS SUBDIVISION, A SUBDIVI-SION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 2, AT PAGE(S) 18, OF THE PUB-LIC 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 Vincent L. Sullivan, Esq., the Plaintiff's attorney, whose address is 145 City Place, Suite 301, Palm Coast, Florida 32137, on or before 30 days after the first publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated 1/23/2024. TOM BEXLEY

Clerk of Court (SEAL) By: /s/ Amy Perez Deputy Clerk

Vincent L. Sullivan, Esq. the Plaintiff's attorney 145 City Place, Suite 301 Palm Coast, Florida 32137 Jan. 25; Feb. 1, 8, 15, 2024

24-00018G

#### VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SUSPENSION To: Lutaaya K. Ross Case No: CD202308151/D 3211300

A Notice of Suspension to suspend and an Administrative Complaint to revoke your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

 $Feb.\ 8, 15, 22, 29, 2024 \quad 24 \hbox{--} 00059 I$ FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat.

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

DATED this 6th day of February, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa. Chin-Duncan@gmlaw.comEmail 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan, Esq. Florida Bar No. 98472 22-000431 (34407.1932) / JSchwartz February 8, 15, 2024

FIRST INSERTION

#### THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 30 EAST, EXCEPT THE EAST

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1,

VALLIS F. MILLER, et al.

NOTICE IS HEREBY GIVEN pursuant

INTEREST IN THE COMMON ELE-MENTS APPURTENANT THERETO. Property Address: 500 SOUTH BEACH

DA. TOGETHER WITH AN UNDIVIDED

Any person claiming an interest in the sur-

plus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with

AMERICANS WITH DISABILITIES

please call 711. Dated this 2 day of February, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

24-00063I

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

Case No.: 2023 CA 000936

GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY,

THROUGH, UNDER, OR AGAINST HORST SCHROEDER, ITT LEVITT DEVELOPMENT CORPORATION, UNKNOWN TENANT #1, UNKNOWN TENANT #2,

To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Horst Schroeder Last Known Address: 100 Belvedere Lane

Palm Coast, Florida 32137 Current Address: 100 Belvedere Lane Palm Coast, Florida 32137 YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and

personal property described as follows, to Lot 69, Block 3, PALM COAST, MAP OF BELLE TERRE, SECTION 11, according to the map or plat thereof as recorded in Plat Book 6, Pages 59 through 67, inclusive, Public Records of Flagler County, Florida; as amended in instrument recorded in O.R.

Date & Time for Receiving Bids:

Place for Receiving Bids:

submittals will be rejected.

Development District".

**Direct Correspondence to:** 

February 1, 8, 2024

**Schedule:** First Advertisement

Pre-Bid Conference\*

own expense. Printing costs will not be reimbursed

Bids Received

Book 35, Page 528, Public Records of Flagler County, Florida.

Property Address: 100 Belvedere Lane,

Palm Coast, FL 32137. Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer. P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garvsingerlaw.com and/or singer@garysingerlaw.com.

This Notice should be published once a week for two consecutive weeks in the Palm

WITNESS my hand and seal of said Court at Flagler County, Florida, this day

/s/ Tom Bexley As Clerk of the Court (SEAL) By: /s/ Amy Perez

Deputy Clerk Respectfully Submitted, LAW FIRM OF GARY M. SINGER, P.A. 12 SE 7th Street, Suite 820Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garvsingerlaw.com singer@garysingerlaw.comBy: /s/ Gary M. Singer Gary M. Singer, Esq. Florida Bar No.: 544906 February 1, 8, 2024

SECOND INSERTION

REQUEST FOR PROPOSALS

FOR CONSTRUCTION SERVICES

RFP [2024-CS-01]

Renovations To The Café

2 North Village Parkway, Palm Coast, Florida 32137 Respondents shall submit seven (7) copies of the required proposals and one

February 20,2024 --10:00 AM

(1) electronic copy (CD or flash drive) no later than 12:00 p.m., on March 12, 2024, at

the CDD Office. 2 North Village Parkway, Palm Coast, Florida 32137, in a sealed opaque

envelope. Bids must be received ON OR BEFORE the day and time referenced above. Late

February 1, 2024

March 12, 2024

\*Pre-bid conference will be held at the project site (address above) and IS mandatory.
Bid Guarantee: Bid Bond for 5% of bid total made payable to "Grand Haven Community

Documents available from: <a href="https://tinyurl.com/2p8zwax8">https://tinyurl.com/2p8zwax8</a>
NOTE: Documents are being provided in electronic PDF format only via download

through the above link. Bidders are authorized to have paper documents printed at their

General Contractors may distribute plans and specifications to subcontractors at their dis-

 $cretion.\ Note that\ \textbf{General\ contractors\ are\ responsible\ for\ distributing\ to\ their\ subconstraints}$ 

tractors any addenda or clarifications that are issued in response to questions submit-

ted during the bid process. Printing costs for hard copies are the responsibility of the

individual or entity requesting the printing.

The Owner reserves the right to waive informalities in any bid and to accept any bid which

they consider to be in their best interest and to reject any and all bids.

Deadline for questions February 27, 2024 –12:00 PM Final Addendum Issued March 5, 2024

Second Advertisement February 8, 2024

2001 Waterside Parkway, Palm Coast, FL Architect's Project Number (7161.030)

Bids will be opened publicly on March 12, 2024, at 12:00 p.m. EST at the District's office located at

MARCH 12, 2024, 12:00 PM EST

Grand Haven Community Development District will receive bids for the following

24-00021G

### FOURTH 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,

TOY WHITAKER, et al. Defendants. TO: TOY WHITAKER UNKNOWN SPOUSE OF 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. Together with a Parcel of land being a portion of the Westerly half (1/2) of the "Old" Florida East Coast Canal (F.E.C.C.) right-of-way lying in government Section 15, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows: A point of reference being the intersection of the easterly right-of-way of Island Estates Parkway with the northerly line of Lot 56 of the subdivision plat of Island Estates as recorded in map book 28, pages 43-51 of the public records of Flagler County; thence N64°29'33"E along the northerly line of said Lot, a distance of 420.14 feet to the northeasterly corner of Lot 56 of said plat and the point of beginning; thence continuing N64°29'33"E along a line being the extension of the northerly line of said Lot, a distance of 100.61 feet to a point at the intersection of said extension line with the centerline

the southeast corner of Lot 56 of said plat, thence departing said extension line, run along the easterly lone of said put and the westerly right-of-way of the "Old" Florida East Coast Canal (F.E.C.C.), a distance of

3000-00000-0560 Property Address: 107 Island Estates

Pkwy., Palm Coast, FL 32137

DATED this 5 day of JANUARY, 2024. Clerk of the Court (SEAL) By: /s/ Sara Proffitt

Michael J. McCabe, Esq. Ponte Vedra Beach, FL 32082

24-00012G

### VOLUSIA COUNTY LEGAL NOTICES

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No.: 2023-10009-PRDL Division: 10 IN RE: ESTATE OF MICHAEL ANDREW BAKAYSA a/k/a MICHAEL A. BAKAYSA a/k/a MICHAEL BAKAYSA

Deceased. The administration of the estate of MI-CHAEL A. BAKAYSA, deceased, whose date of death was 12/01/2023, 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 per sonal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-

AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE. 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

/s/ JENNIFER OCEALIS Personal Representative 18 Sugarberry Circle

Ormond Beach, FL 32174 /s/ ADAM WARREN Florida Bar No. 940501 Hawkins, Hawkins & Burt, LLP 501 South Ridgewood Avenue Daytona Beach, Florida 32114 adamwarren@hawkinsandburt.com laura@hawkinsandburt.com

February 8, 15, 2024

24-00060I

CATION OF THIS NOTICE OR 30 DAYS

#### FIRST INSERTION

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

Mick Richmond m.richmond@brameheck.com

 ${\it Mike Russell} \ \underline{\it m.russell@brameheck.com}$ 

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-

THIRD INSERTION

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

-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 -Roadway improvements, services, facilities, and programs in the unincorporated area of the County and the incorporated areas of the municipalities of Flagler Beach, Bunnell,

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2019 10296 CIDL

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20, JULIUS THREET; YVONNE D. THREET: MERS, INC., AS NOMINEE

FOR COUNTRYWIDE HOME LOANS, INC.; CARMEL FINANCIAL CORP.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: UNKNOWN TENANT #1; UNKNOWN

TENANT #2, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 24, 2024 entered in Civil Case No. 2019 10296 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CER-TIFICATEHOLDERS OF THE CWABS. INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20, Plaintiff and YVONNE D. THREET: MERS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; CARMEL FINANCIAL CORP. 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 May 28, 2024 the following described property as set forth in said Final Judgment, to-wit:.

LOT 18, BLOCK 1229, DELTONA LAKES UNIT FOURTY-THREE, AC-CORDING TO PLAT THEREOF AS RE-CORDED IN MAP BOOK 27, PAGES 270 THROUGH 283, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLOR-Property Address: 1600 Amboy Drive, Deltona, Florida 32738

ANY PERSON CLAIMING AN INTER-

EST 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 UN-CLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED

AS PROVIDED HEREIN. Kelley Kronenberg 10360 West State Road 84 FBN: 1039538 File No: M180252-JMV

TIME OF SALE SHALL BE PUBLISHED

Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq.

February 8, 15, 2024

24 - 00057 I

30 FEET THEREOF, VOLUSIA COUNTY,

NOTICE OF FORECLOSURE SALE

CASE NO. 2021 31201 CICI WILMINGTON SAVINGS FUND Plaintiff, vs.

Defendant(s).

to a Final Judgment of Foreclosure dated April 24, 2023, and entered in 2021 31201 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and VALLIS F. MILLER: UNKNOWN SPOUSE OF VALLIS F. MILLER; UNIT-ED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT; THE COLONY HOUSE, INC. are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. volusia.realforeclose.com, at 11:00 AM, on March 01, 2024, the following described property as set forth in said Final Judgment, to wit:

APARTMENT UNIT C-2, NEW COL-ONY HOUSE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1326, PAGE 526 AND AS AMEND-ED THERETO, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORI-

STREET UNIT C2, DAYTONA BEACH,

Florida Statutes, Section 45.031. IMPORTANT

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,

Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com21-012095 - MiM February 8, 15, 2024

**SAVETIME Email your Legal Notice** legal@palmcoastobserver.com

#### FIRST INSERTION

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

CASE NO.: 2023 30160 CICI TRAILWOOD TOWNHOMES HOMEOWNERS ASSOCIATION, INC, Plaintiff, vs.

ANGELÍNA ORTIZ, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated, in Case No.: 2023 30160 CICI of the Circuit Court in and for Volusia County, Florida, wherein TRAILWOOD TOWNHOMES HOME-OWNERS ASSOCIATION, INC, is the Plaintiff and ANGELINA ORTIZ, et al., is/

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-10204-PRDL IN RE: ESTATE OF JERRY VERN MORROW, Deceased.

The administration of the estate of JERRY VERN MORROW, deceased, whose date of death was December 8, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 February 8, 2024.

#### Personal Representative: SUZETTE M. PARKER 1424 Carrlton Way

Chesapeake, Virginia 23320 Attorney for Personal Representative: BENJAMIN F. DIAMOND

Florida Bar Number: 899291 THE DIAMOND LAW FIRM, P.A. 150 2ND AVE N STE 570 ST. PETERSBURG, FL 33701 Telephone: (727) 823-1400 Fax: (727) 999-5111  $\hbox{E-Mail: ben@diamondlawflorida.com}$ Secondary E-Mail: kelley@diamondlawflorida.com eservice@diamondlawflorida.com 24-00053I February 8, 15, 2024

are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.volusia. realforeclose.com, in accordance with Section 45.031. Florida Statutes, on March 20, 2024, the following described property set

forth in the Final Judgment of Foreclosure: LOT 23 TRAILWOOD SUB MB 38 PG 97 PER OR 5050 PG 2185 PER OR 5849  $\operatorname{PG}$ 3420 PER OR 5897 PG 3787 PER OR 6377 PG 3606 & OR 6589 PG 2609 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 eports the surplus as unclaimed.

IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS AN ACCOMMO-DATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A

#### FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2023 31918 CICI CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDDIE L. GENTLE A/K/A EDDIE GENTLE, DECEASED, et. al.

Defendant(s),
TO: OLIVIA GENTLE, ADOLPHUS SYL-VESTER GENTLE,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE SOUTHERLY 55 FEET OF LOTS 5 AND 6, BLOCK 8, PLAT 2 PLAN OF DAYTONA GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 6, PAGE 37, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue Suite 100, Boca Raton, Florida 33487 on or before MAR 18 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 1 day of Feb-

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-112449

February 8, 15, 2024

COURT PROCEEDING, YOU ARE EN-TITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMO-DATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 101 N. ALA-BAMA AVE., STE. D-305, DELAND, FL 32724; (386) 257-6096. HEARING OR VOICE IMPAIRED, CALL 711.

DATED: January 31, 2024 By: /s/Carlos Arias Carlos Arias, Esquire Florida Bar No.: 820911 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 February 8, 15, 2024

24-00054I

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA FILE NO.: 2023-CP-13006

IN RE: MARY BLOUNT MCMAHAN, Deceased.
The administration of the estate of MARY

BLOUNT MCMAHAN, deceased, whose date of death was June 23, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, De-Land, FL 32724. The name and address of the personal representative and the personal representative=s attorney are set forth below.

An Order of Summary Administration has been entered by the Court on January 26, 2023. The total value of the estate is estimated to be \$500.00 and has been assigned to Bank of America, N.A., in accordance with ITEM III of the Last Will and Testament of Mary Blount McMahan, dated June 15, 2012. 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIR-TY (30) 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 AFTER THE DECEDENT=S DATE OF DEATH IS BARRED

The date of the first publication of this Notice is February 8, 2024.

#### Personal Representative: Bank of America, N.A. Mail Code MO9-250-24-01.

Centene Centre 7676 Forsyth Blvd., 24th Floor Clayton, MO 63105-3404 Attorney for Personal Representative:

Robert F. Iseley, Jr., Esq. biseley@bellsouth.net mtc2470@bellsouth.net Florida Bar No.: 844070 Grimsley, Marker & Iseley, P.A. 200 West Forsyth Street, Suite 1300 Jacksonville, Florida 32202 Telephone: (904) 3549900 Facsimile: (904) 482-0556 24-00062I February 8, 15, 2024

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Samantha Thibodeau will engage in business under the fictitious name THE POSH BLONDE, with a physical address 54 Vining Ct Ormond Beach, FL 32176, with a mailing address 2526 Chester Ave New Smyrna Beach, FL 32168, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 8, 2024 24-00020V

#### FIRST INSERTION

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

CASE NO: 2023 12862 CIDL

PROSPER FL REALTY, LLC, a Florida Limited Liability Company, Plaintiff, v. THE ESTATE OF LAURA E. HAWKINS; ANY BENEFICIARIES OF THE ESTATE OF LAURA E. HAWKINS; THE ESTATE OF WOODROW W. HAWKINS and ANY BENEFICIARIES OF THE ESTATE OF WOODROW W. HAWKINS: INSPIREN TECH SOLUTIONS, LLC, A Virginia Limited Liability company and VOLUSIA COUNTY TAX COLLECTOR Defendants.

TO: THE ESTATE OF LAURA E. HAWKINS: ANY BENEFICIARIES OF THE ESTATE OF LAURA E. HAWKINS; THE ESTATE OF WOODROW W. HAWKINS and

ANY BENEFICIARIES OF THE ESTATE OF WOODROW W. HAWKINS (Addresses Unknown) COMES NOW, the Plaintiff, PROSPER

FL REALTY, LLC, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Volusia, on December 27, 2023. Case No: 2023-CA-12862.

1. 31 17 32 W ½ of SE ¼ of SE ¼ OF SE ¼ OF NW 1/4 EXC 50 PC SUBSURFACE RIGHTS , according to the Public Records of Volusia County, Florida. Parcel No. 723100000910

You are required to serve an Answer to this action upon: RICHARD M. RICCIARDI. JR., ESQUIRE of YOUR ADVOCATES, Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before MAR 15 2024, and file the original with the clerk of this court at Volusia County Justice Center, P.O. Box 6043, De-Land, FL 32721-6043, either before service on Plaintiff's attorney or immediately thereafter.

You must keep the Clerk of the Circuit Court's office notified of you current address. Future papers in this lawsuit will be mailed to the address on record at the DATED THIS 30 DAY OF January,

Laura E. Roth

Clerk of the Circuit Court (SEAL) By: /s/ Jennifer M. Hamilton Deputy Clerk

RICHARD M. RICCIARDI, JR., **ESQUIRE** YOUR ADVOCATES Plaintiff's attorney 2050 McGregor Blvd. Fort Myers, FL 33901 Feb. 8, 15, 22, 29, 2024

24-00055I

#### 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 Young Minds Preschool located at 353 S. Halifax Dr., 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 2nd day of February, 2024. WOM, LLC

February 8, 2024

24-00021V

#### FIRST INSERTION

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

CASE No. 2023 12590 CIDL CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF, VS. BRIAN JOHN MONAHAN A/K/A BRIAN MONAHAN, ET AL. **DEFENDANT(S).**To: UNKNOWN SPOUSE OF BRIAN

JOHN MONAHAN A/K/A BRIAN MO-NAHAN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1923 S Viscaya

Circle, Deltona, FL 32738 To: BRIAN JOHN MONAHAN A/K/A BRIAN MONAHAN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1923 S Viscaya

Circle, Deltona, FL 32738 To: UNKNOWN TENANT # 1 RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1923 S Viscaya

Circle, Deltona, FL 32738 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida:

Lot 9, Block 165, Deltona Lakes Unit Twenty-Three according to the plat thereof, recorded in Map Book 27, Pages 36 through 40, inclusive, 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 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 MAR 15 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 30, 2024

LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) 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 #: 23-001595/2023 12590 CIDL/CMS February 8, 15, 2024 24-00056I

#### FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of Robert Leon Tirrell will on the 22nd day of February 2024 at 10:00 a.m., on property at 460 Ridgewood Avenue, Lot #57, Holly Hill, Volusia County, Florida 32117, in Ashland Mobile Home Park be sold for cash to satisfy storage fees in accordance with Florida

Statutes, Section 715.109: Year/Make: 1969 ELCO Mobile Home VIN #: 16653

TITLE: 0014732153 And All Other Personal Property Therein

February 8, 15, 2024 24-00019V

#### 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 11658 CIDL U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. MICHAEL STEPHEN COLES AKA MICHAEL S. COLES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 16, 2024, and entered in Case No. 2023 11658 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 Michael Stephen Coles a/k/a Michael S. Coles, Florida Housing Finance Corporation, 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 March 5, 2024 the following described property as set forth in said Final Judgment of Fore-

LOT 6, BLOCK 6, BREEZEWOOD PARK - UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN MAP BOOK 34, PAGE 149, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 600 S PARKVIEW AVE OR-ANGE CITY FL 32763 Any person claiming an interest in the sur-

plus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
ATTENTION PERSONS WITH DIS-

ABILITIES: 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 INFORMA-TION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, Fl 32724, Tel: (386) 736-5907.

Dated this 05 day of February, 2024. ALBERTELLI LAW P. O. Box 23028

Tampa, FL 33623Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq.

CT - 22-009294 February 8, 15, 2024 24-00061I

### SUBSEQUENT INSERTIONS

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 13010 PRDL Division 10 IN RE: ESTATE OF MILDRED AAKER, A.K.A. MILDRED M. AAKER, A.K.A. MILDRED MARIE AAKER Deceased.

The administration of the estate of Mildred Aaker, a.k.a. Mildred M. Aaker, a.k.a. Mildred Marie Aaker, deceased, whose date of death was September 11, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the mailing address of which is PO Box 6043, Deland, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 February 1, 2024.

#### Personal Representative: /s/ Steven Aaker Steven Aaker

1530 Canyon Drive Downingtown, Pennsylvania 19335 Attorney for Personal Representative: /s/ Wendy A. Mara 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; paralegalm@maralawpa.com February 1, 8, 2024 24-00043I

#### SECOND INSERTION

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

CASE No. 2022 31319 CICI BANK OF AMERICA, N.A., PLAINTIFF, VS. THOMAS E YOVANOVICH, ET AL.

DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 25, 2024 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on March 20, 2024, at 11:00 AM, at www.volusia.realforeclose.com for the

following described property: LOT 29, RIVERWOOD PHASE V AS RECORDED IN PLAT BOOK 41, PAGES 80-81, OF THE PUBLIC RECORDS OF

VOLUSIA COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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  $386\mbox{-}257\mbox{-}6096$  , 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. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff

1515 South Federal Highway Suite 100 Boca Raton, FL 33486 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com

Our Case #: 22-001062/2022 31319 CICI/ February 1, 8, 2024 24-00049I



The Observer delivered to your driveway

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 10032 PRDL

Division 10 IN RE: ESTATE OF CHARLES RAYMOND SWENSON Deceased.

The administration of the estate of Charles Raymond Swenson, deceased, whose date of death was December 17, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER 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 NO-TICE.

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 February 1, 2024. Personal Representative: Edward A. Dimayuga

313 S. Palmetto Ave.

Daytona Beach, Florida 32114

Attorney for Personal Representative: Edward A. Dimayuga, Attorney Florida Bar Number: 50634 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: ed@legacylaw313.comSecondary E-Mail: Paralegal@legacylaw313.coma

#### SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY FLORIDA PROBATE DIVISION

File Number: 2024-10295-PDRL Division: 10 IN RE: ESTATE OF SYLVIA SHATARA

Deceased. The summary administration of the estate of SYLVIA SHATARA (a/k/a Silvia Shatara), deceased, whose date of death was December 8, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the petitioner and the pe-

titioner'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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

All other creditors of the decedent and other persons who have claims or demands against the 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 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 February 1, 2024. Petitioner Joanna Manna

72 Kent Drive Ormond Beach, FL 32176 Attorney for Petitioner RICKY P. BATEH Florida Bar No.: 0998249 6420 Greenland Chase Blvd. Jacksonville, FL 32258 (904) 448-3168 rpbpa7@gmail.com rickbateh@comcast.net

24-000481

February 1, 8, 2024

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 10059 PRDL

Division 10 IN RE: ESTATE OF GEORGE DICKSON HUGUS, III

Deceased. The administration of the estate of George Dickson Hugus, III, deceased, whose date of death was December 1, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER 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 NO-TICE.

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 February 1, 2024.

Personal Representative: George Dickson Hugus, IV c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative:

Robert M. Holland, Attorney Florida Bar Number: 93899 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com

24-00046I

February 1, 8, 2024

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-13092 PRDL

Division 10 IN RE: ESTATE OF MARGARET MARY NATUZZI A/K/A MARGARET M. NATUZZI,

Deceased. The administration of the estate of MAR-GARET MARY NATUZZI A/K/A MAR-GARET M. NATUZZI, deceased, whose date of death was October 11, 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

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST 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 NO-TICE. 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: February 1, 2024. Signed on this 2 day of December, 2023. /s/ GRACE RHODES Personal Representative 212 Carle Road

Westbury, NY 11590 /s/ ROBERT KIT KOREY, ESQUIRE Attorney for Personal Representative Florida Bar No. 147787 ROBERT KIT KOREY, P. A. 595 W. Granada Blvd., Suite A Ormond Beach, FL 32174 Telephone: (386) 677-3431 Email: Kit@koreylawpa.com Secondary Email: Michele@koreylawpa.com

February 1, 8, 2024

24-00045I

Call 386.447.9723

#### SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Beth Salgado and Dolores Cervantes-Acosta will on 19th day of February 2024, at 10:00 a.m., on property at 336 Circle Drive, Lot #17, DeLand, Volusia County, Florida 32724, in Applegate MHC, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1973 CHARM VIN #: 48440412 Title #: 6176821

And All Other Personal Property Therein

24-00016V February 1, 8, 2024

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 12974 PRDL

Division 10 IN RE: ESTATE OF ALICE B. BRITTINGHAM, aka ALICE BURR BRITTINGHAM 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 Alice B. Brittingham. also known as Alice Burr Brittingham, deceased, File Number 2023 12974 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was September 30, 2023; that the total value of the

signed by such order are: Name Marion A. Brittingham-Beers, as trustee of the Alice B. Brittingham Trust of 1989 dated August 16, 1989, Address c/o Legacy Law Associates, P.L. 313 S. Palmetto

estate is \$500.00 and that the names and

addresses of those to whom it has been as-

Ave. Daytona Beach, FL 32114 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 1, 2024.

**Person Giving Notice:** Marion A. Brittingham-Beers c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114

Attorney for Person Giving Notice W. Denis Shelley, Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: shelley@legacylaw313.com Secondary E-Mail:

linda@legacylaw313.com February 1, 8, 2024 24-00051I

> SECOND INSERTION NOTICE OF SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2023 11762 CIDL

WELLS FARGO BANK, N.A. Plaintiff, v. PHILLIP J. VER HAAR A/K/A PHILLIP J. VERHAAR A/K/A PHILLIP J. HAAR A/K/A PHILLIP J. VER HARR; VALERIE VER HAAR A/K/A VALERIE E. VERHAAR A/K/A VALERIE VER HARR; UNKNOWN TENANT 1; **UNKNOWN TENANT 2;** Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 28, 2023, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as: LOT 27, BLOCK 1289, DELTONA LAKES UNIT FORTY-FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 289 THROUGH 296, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

 $a/k/a\,$  830 ALCAN AVE, DELTONA, FL 32738-7144 at public sale, to the highest and best

bidder, for cash, online at www.volusia. realforeclose.com, on February 27, 2024 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 23th. day of January, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000008829 February 1, 8, 2024

24-00037I



The Observer delivered to your driveway

SECOND INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2024 10108 PRDL

IN RE: ESTATE OF PEGGY IRA EARLY, Deceased.

The administration of the Estate of PEGGY IRA EARLY, deceased, whose date of death was October 13, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave, DeLand, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2019 31947 CICI NATIONSTAR MORTGAGE LLC,

Plaintiff, vs. EDWARD C TAFT JR, JR. A/K/A EDWARD C. TAFT, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 25, 2024 nunc pro tunc January 10, 2024 in Civil Case No. 2019 31947 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and EDWARD C TAFT JR, Jr. a/k/a Edward C. Taft, 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.real foreclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of February, 2024 at 11:00 AM on the following described property as set forth in said Sum-

mary Final Judgment, to-wit: LOT 53 AND THE EASTERLY 1/2 OF LOT 54, ROWLADERS THIRD ADDI-TION TO DAYTONA, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 4, PAGE 179, OF THE PUB-LIC 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@mccalla.com Fla. Bar No.: 146803 24-000521

February 1, 8, 2024

SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR

VOLUSIA COUNTY, FLORIDA. CASE No. 2022 30176 CICI NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

UNKNOWN SPOUSE, HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY,

THROUGH, UNDER OR AGAINST THE ESTATE OF D. JOAN SHAW AKA DOROTHY JOAN SHAW, DECEASED,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022 30176 CICI of the Circuit Court of the 7TH Judicial Circuit in and for VOLUSIA County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF D. JOAN SHAW AKA DORO-THY JOAN SHAW, DECEASED, et al., are Defendants, Clerk of Court, Laura E. Roth, will sell to the highest bidder for cash at, WWW.VOLUSIA.REALFORECLOSE. COM, at the hour of 11:00 AM, on the 23rd day of February, 2024, the following described property:

LOT TWO (2), UNIVERSITY CIRCLE, AS PER MAP RECORDED IN MAP BOOK 25, AT PAGE 144 OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLOR-

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat.

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

DATED this 24th day of February, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 36615.0414 / JSchwartz 24-00038I

persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 February 1, 2024.

Personal Representative: /s/ Melissa Carrier Thomas DuBrule 176 Ormwood Drive Ormond Beach, FL 32176 Attorney for Personal Representative:

/s/ Elan R. Kaney Elan R. Kaney, Esq., Attorney Florida Bar Number: 538302 523 N. Halifax Ave. Daytona Beach, FL 32118 Telephone: (386) 281-5777 Fax: (386) 867-8076 E-Mail: Elan.Kaney@KaneyLaw.com February 1, 8, 2024

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2022 30409 CICI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

BEVERLY A. STARNES, ANGELA L. BRITTON AND BRIAN B.BRITTON,

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 14, 2023, and entered in 2022 30409 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SER-VICING, LLC is the Plaintiff and BEV-ERLY A. STARNES; ANGELA L. BRIT-TON; BRIAN B. BRITTON; UNKNOWN SPOUSE OF BRIAN B. BRITTON; UN-KNOWN SPOUSE OF ANGELA L. BRIT-TON 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 21, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 42, BLOCK 3, BIG TREE SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 84 AND 85, PUB-LIC RECORDS OF VOLUSIA COUN-TY, FLORIDA, TOGETHER WITH A 1995 MANUFACTURED HOME IDENTIFICATION NUM-BER 03610799H PERMANENTLY AT-TACHED THERETO.

Property Address: 11 APPLEWOOD CIR, SOUTH DAYTONA BEACH, FL 32119

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

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 24 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 21-140530 - EuE February 1, 8, 2024

24-00039I

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2023 11987 CIDL BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, 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 JUSTINA ZABULUNGI, DECEASED; HILDA AKYAA CORRI: KWABENA DWUMON CORRI; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT:

UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANT-EES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JUSTINA ZABULUNGI, DECEASED (LAST KNOWN ADDRESS) 2041 SWANSON DRIVE DELTONA, FLORIDA 32738 HILDA AKYAA CORRI (LAST KNOWN ADDRESS) 2725 SW 27TH AVE APT U4

GAINESVILLE, FLORIDA 32608 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property:

LOT 4, BLOCK 559, DELTONA
LAKES UNIT SEVENTEEN, ACCORD-ING TO THE PLAT THEREOF AS RE-CORDED IN MAP BOOK 25, PAGES 241 THROUGH 244, INCLUSIVE, OF THE

PUBLIC RECORDS OF VOLUSIA COUN-TY, FLORIDA. a/k/a 2041 SWANSON DRIVE, DELTO-NA. FLORIDA 32738

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates. P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before MAR 08 2024, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs 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 Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 23 day of January, 2024.

LAURA E. ROTH As Clerk of the Court (SEAL) By: /s/ Jennifer M. Hamilton As Deputy Clerk

 $Submitted \ by:$ 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 23-00818 PHH

February 1, 8, 2024 24-00042I

SECOND INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION Case No. 2020 10402 CIDL Mortgage Lenders Investment Trading Corporation d/b/a R P Funding f/k/a R P Funding, Inc.,

Plaintiff, vs. The Unknown Heirs or Beneficiaries of the Estate of Craig F. Lipscomb a/k/a Craig Lipscomb a/k/ Craig Farrel Lipscomb, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020 10402 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Mortgage Lenders Investment Trading Corporation d/b/a R P Funding f/k/a R P Funding, Inc. is the Plaintiff and The Unknown Heirs or Beneficiaries of the Estate of Craig F. Lipscomb a/k/a Craig Lipscomb a/k/ Craig Farrel Lipscomb, Deceased; Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Quicken Loans, Inc., its successors and assigns; LORENA LIPSCOMB A/K/A LORENA JOHANNA LIPSCOMB; MELANIE MA-RIE LEDGERWOOD; JOHN RAYMOND LIPSCOMB 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, beginning at 11:00 AM on the 2nd day of May, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 9, BLOCK 128, DELTONA LAKES UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE(S) 121 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 813004160090 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

11**B** 

reports the surplus as unclaimed.

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES 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, De-Land, 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 INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-ADES

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, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 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 INFORMA-CION JUDICIAL

Dated this 26th 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 # 20-F01777 February 1, 8, 2024

#### SECOND INSERTION

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

CASE NO. 2023 12009 CIDL NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. CARMEN R. IGLESIAS A/K/A CARMEN IGLESIAS; 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: CARMEN R. IGLESIAS A/K/A CAR-MEN IGLESIAS Last Known Address

 $2121\,\mathrm{ARROWHEAD}\,\mathrm{AVE}\,\mathrm{APT}\,4$ DELTONA, FL 32725 Current Residence is Unknown UNKNOWN TENANT NO. 1 2121 Arrowhead Ave Deltona, FL 32725

UNKNOWN TENANT NO. 2

2121 Arrowhead Ave YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida:

LOT 1, BLOCK 163, DELTONA LAKES UNIT EIGHT, AS PER PLAT THEREOF, RECORDED IN MAP BOOK 25, PAGE(S) 165 THROUGH 177, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIhas been filed against you and you are re-

quired 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, on or before Dec 14, 2023, 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 ACCOMMODA-

TIONS BY PERSONS WITH DISABILI-TIES If you are a person with a disability who

needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMA-TION NUMBERS SOLICITUD DE ADAPTACIONES

PARA PERSONAS CON DISCAPACID-

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo,

llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL DATED on Oct 30, 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 1496-192148 / DP February 1, 8, 2024

24-00041I

#### SECOND INSERTION

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

CASE NO. 2015 11321 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

ROBERT W. WHITAKER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 10, 2022 in Civil Case No. 2015 11321 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDU-AL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and Robert W. Whitaker, 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 7th day of March, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

A parcel of land situated in Section 29, Township 19 South, Range 32 East, Volusia County, Florida, said parcel being more particularly described as follows: Commence at a concrete monument at the Northwest corner of Section 29 and run South 00 degrees 00 minutes 02 seconds East along the West line of said Section 29 a distance of 2266.98 feet to an iron pipe; thence run North 35 degrees 11 minutes 41 seconds East, 140.84 feet to the Point of

Beginning; thence run North 44 degrees

56 minutes 43 seconds East, 167.67 feet;

thence run North 80 degrees 22 minutes 22 seconds East, 167.66 feet; thence run South 89 degrees 52 minutes 40 seconds East, 93.00 feet; thence run South 32 degrees 46 minutes 28 seconds East, 1565.90 feet to an iron pipe; thence continue South 32 degrees 46 minutes 28 seconds East, 120 feet more or less to the waters of a lake; thence run Southwesterly along said waters to a point bearing South 42 degrees 00 minutes 15 seconds East from the Point of Beginning; thence run North 42 degrees 00 minutes 15 seconds West, 140 feet more or less to an iron pipe; thence continue North 42 degrees 00 minutes 15 seconds West, 1629.62 feet to the Point of Beginning. Also known as Lot 10, The Cove at Lemon Bluff, unrecorded. Together with easements for ingress, egress, drainage and utilities over and across the following: Easements:

A 70 foot easement for utilities and General Road purposes across a strip of land situated in Sections 20 and 29 of Township 19 South, Range 32 East, Volusia County, Florida; said easement lying 45 feet right and 25 feet left of the following described centerline: Commence at the Northwest corner of said Section 29 and run South 89 degrees 47 minutes 10 seconds East, along the North line of said Section 29, a distance of 1942.95 feet to the Point of Beginning; thence continue South 89 degrees 17 minutes 10 seconds East, along said North line 948.57 feet; thence run North 55 degrees 16 minutes 42 seconds East, 538.19 feet; thence run North 77 degrees 02 minutes 52 seconds East, 302.00 feet; thence run South 70 degrees 07 minutes 38 seconds East 277.85 feet; thence run South 49 degrees 21 minutes 58 seconds East, 331.43 feet; thence run South 75 degrees 36 minutes 33 seconds East, 382.28 feet; thence run South 89 degrees 47 minutes 10 seconds East 160.27 feet to the Easterly right-of-way line of Lemon Bluff Road and the end of said easement.

A 70 foot easement for drainage, utilities and general road purposes situated in Section 29, Township 19 South, Range 32 East, Volusia County, Florida; said easement lying 35 feet left of and 35 feet right of the following described centerline: Commence at the Northwest corner of said Section 29 and run South 89 degrees 47 minutes 10 seconds East along the North line of said Section 29 a distance of 646.90 feet to the Point of Beginning of said centerline: thence run South 00 degrees 07 minutes 04 seconds West, 2003.29 feet to the end of said easement. A 70 foot easement for drainage, utilities

and general road purposes situated in Section 29, Township 19 South, Range 32 East, Volusia County, Florida; said easement lying 35 feet left of and 35 feet right of the following described centerline: Commence at the Northwest corner of said Section 29 and run South 89 degrees 47 minutes 10 seconds East along the North line of said Section 29 a distance of 1977.95 feet to the Point of Beginning; thence run South 00 degrees 07 minutes 04 seconds West, 2001.16 feet; thence run North 89 degrees 52 minutes 40 seconds West, 1608.90 feet; thence run South 80 degrees 22 minutes 22 seconds West, 167.66 feet; thence run South 44 degrees 56 minutes 43 seconds West, 167.67 feet; thence run South 35 degrees 11 minutes 41 seconds West, 140.84 feet to the end of said centerline.

A 70 foot easement for drainage, utilities and general road purposes situated in Section 29, Township 19 South, Range 32 East, Volusia County, Florida; said easement lying 70 feet East of and adjacent to the following described centerline: Commence at the Northwest corner of said Section 29 and run South 00 degrees 00 minutes 02 seconds East, along the West line of said Section 29, a distance of 2226.98 feet to the Point of Beginning; thence continue South 00 degrees 00 minutes 02 seconds East, along said West line, 442.03 feet to the

West 1/4 Section corner of said Section 29; thence run South 00 degrees 05 minutes 14 seconds East, along said West line 2070.04 feet to the end of said easement line.

Also an easement for utilities and general road purposes across a cul-de-sac having a radius of 50 feet and its radius point being North 89 degrees 54 minutes 46 seconds East, 50 feet from the above described end of said easement line. Together with easement for ingress and egress, utilities and drainage as set forth

in Deed recorded in Official Records Book 2734, Page 1215, 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@mccalla.com Fla. Bar No.: 146803 23-06641FL

February 1, 8, 2024 24-00050I

Call 386.447.9723