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PUBLIC NOTICES

THURSDAY, FEBRUARY 15, 2024

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022 CA 000810

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CALVIN KENNETH EDWARDS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2023, and entered in 2022 CA 000810 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CALVIN KENNETH EDWARDS, DECEASED; WANDA GLAVIN; CALVIN EDWARDS, JR.; CRYSTAL EDWARDS 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 March 08, 2024, the following described property as set forth in said Final Judgment, to wit:

LAND SITUATED IN THE TOWN OF BUNNELL IN THE COUNTY OF

FLAGLER IN THE STATE OF FL. LOTS 7 AND 8, BLOCK 28, TOWN OF BUNNELL, AS PER MAP RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Property Address: 507 N ORANGE ST, BUNNELL, FL 32110

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

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

Dated this 9 day of February, 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
22-069454 - MIM
February 15, 22, 2024 24-00026G

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 26th day of February 2024, for the purpose of Second and Final Reading of Ordinance 2024-05, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-05

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE 2035 COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3177 F.S.; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY AND PROVIDING AN EFFECTIVE DATE.

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

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

February 15, 2024 24-00033F

FIRST INSERTION

FLAGLER COUNTY/CITY OF PALM COAST SHIP PROGRAM NOTICE OF FUNDING AVAILABILITY

Flagler County Board of County Commissioners, Housing Services Division, announces the availability of \$330,000 for a Small Project Rental Development program from its allocation of \$1,438,115.00 received for state-year 2023-2024 through the State Housing Initiatives Partnership (SHIP).

The Small Project Rental Development program is designed to preserve or promote the creation of affordable housing units. The program will fund nonprofit sponsors of projects involving 30 or fewer units up to \$82,500 per eligible unit, with a maximum of four units funded. Projects will be subject to a 30-year deferred, forgivable loan requiring the funded units to remain under a rent limit and the tenants to be at or below 80 percent of the Area Median Income.

To be considered for an award, nonprofit sponsors must demonstrate staff and subcontractor capacity to complete the project, financial capacity to complete the project and to maintain expenses, and site-plan readiness, with clear certainty that funded units will be occupied by income eligible tenants no later than June 30, 2026.

The solicitation for rental development will be posted **March 25th, 2024**, and responses must be submitted by **3:00 pm on April 25th, 2024**. The solicitation and instructions for submission will be available for download at www.MyVendorLink.com or by contacting Flagler County's Purchasing Department by email: purchasing@flaglercounty.gov or by phone: 386.313.4008.

Flagler County Housing Services continues to collect applications for previously noticed 2023-2024 programs: Purchase Assistance, Owner Occupied Rehabilitation, Roof Replacement and Senior Home Modification, to serve approximately 22 applicants. Applications are available at www.flaglercounty.gov/ship. Applicants may call the Health and Human Services Department Administrative Assistant at 386-586-2324 Ext. 3622 to request application assistance by appointment. Address: 1000 Belle Terre Blvd. Palm Coast, FL. Hours: Mon-Fri, 8 am to 5 pm, excluding holidays.

February 15, 2024 24-00041F

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000830 Division 48

IN RE: ESTATE OF CYNTHIA R. OSBORNE A.K.A CYNTHIA ROSS OSBORNE Deceased.

The administration of the estate of Cynthia R. Osborne a.k.a Cynthia Ross Osborne, deceased, whose date of death was July 4, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their 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 15, 2024.

Personal Representative:
Dorothy Swezey
29 Maple Avenue
East Moriches, New York 11940
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:
pmlfnt@maralawpa.com
February 15, 22, 2024 24-00027G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY FLORIDA PROBATE DIVISION File No. 2023-CP-000826 Division 48

IN RE: ESTATE OF DAVID BRUMMEL Deceased.

The administration of the estate of David Brummel, deceased, whose date of death was October 5, 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 representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 15, 2024.

Personal Representative:
Anne Marie Brummel
1210 Park Ave, Apt. 3
Hoboken, NJ 07030
Attorney for Personal Representative:
STEVEN L. ZAKROCKI, P.L.
/s/ Steven L. Zakrocki
Steven L. Zakrocki
Florida Bar No. 55056
1510 N. Ponce de Leon Blvd., Suite B
St. Augustine, Florida 32084
Telephone: (904) 201-4149
Email: steve@zakrockilaw.com
February 15, 22, 2024 24-00028G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022 CA 000312

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. CAROLYN ANN MAINWOOD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 07, 2023, and entered in 2022 CA 000312 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and CAROLYN ANN MAINWOOD; AQUA FINANCE, INC. 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 March 08, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 45, SUBDIVISION MAP PINE GROVE - SECTION-26 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 78 PIEDMONT DR, PALM COAST, FL 32164

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

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

Dated this 9 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
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-028615 - NaC
February 15, 22, 2024 24-00025G

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 749

IN RE: ESTATE OF PHYLLIS B. YANKEE Deceased.

WAYNE YANKEE, Petitioner, vs. TRACEY YANKEE, SUSAN HAWKES, GAYLE CHASE, CHERYL LONG Respondent.

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 Phyllis B. Yankee, deceased, File Number 2023 CP 749, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was August 5, 2023; that the total value of the estate is \$38,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address; Wayne Yankee, 195 Snoopy Trail Advance, NC 27706; Susan Hawkes, 49 Prospect Street Agawam, MA 01001; Cheryl Long, 48 Long Needle Court Bunnell, FL 32110; Gayle Chase, 8007 Kingswood Wayne Melbourne, FL 32940; Tracey Yankee, 17 Collins Lane Palm Coast, FL 32137

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is February 15, 2024.

Person Giving Notice:
/s/ Wayne Yankee
195 Snoopy Trail
Advance, North Carolina 27706
Attorney for Person Giving Notice
/s/ Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
February 15, 22, 2024 24-00024G

FIRST INSERTION

PUBLIC NOTICE

Cello Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 45-foot communications pole at the approx. vicinity of: Right of Way on Southwest side of Old Kings Road N, Northwest of Palm Coast Pkwy NE, Palm Coast, Flagler County, Florida 32137. Coordinates: [Lat: 29° 33' 22.46" N; Lon: 81° 12' 44.92" W]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Jessica Cilenotto, j_cilenotto@trileaf.com; 407-660-7840; 1051 Winderley Place, Suite 201, Maitland, Florida 32751

February 15, 2024 24-00046F

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 Language Lessons & Translations by Mariel, located at 34 Felwood Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of January, 2024.

Mariel A. Ferraro LLC
February 15, 2024 24-00044F

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 Third Coast Tech Inc located at 3485 Steel Rail Drive Ste 101, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of February, 2024.

Mason W Baxter
February 15, 2024 24-00043F

FIRST INSERTION

\$2,722.80 USD was seized for forfeiture by the Flagler County Sheriff's Office on January 19, 2024.

The item was seized at or near Old Kings Rd, Palm Coast, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2024 CA 82 in the 7th Circuit Court.

February 15, 22, 2024 24-00042F

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



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