**PUBLIC NOTICES** 

### FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Grand Haven Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending on September 30, 2024, with an option for two or more annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Flagler County. The District currently has an annual operating budget for approximately \$4,019,578 dollars inclusive

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

available from the District Manager using the contact information listed below. The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associ-

ated with the preparation and submittal of the proposals in response to the request. Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set

Proposers must submit one (1) digital copy of their proposal to the District Manager, District Admin., and District Counsel, with the email subject line "Auditing Services – Grand Haven Community Development District." Proposals must be received by 2:00 p.m. on March 6, 2024, to the District Manager, David McInnes at dmcinnes@vestapropertyservices.com, the District Admin. Jackie Leger at jleger@vestapropertyservices.com. Please direct all questions regarding this Notice in writing to the District Manager, David McInnes

Grand Haven Community Development District David McInnes, District Manager

NOTICE OF SALE

PURSUANT TO CHAPTER 45

Notice of Foreclosure Sale

IN THE CIRCUIT COURT OF THE

FOR FLAGLER COUNTY, FLORIDA

CASE NO.: 2023-CA-000532

Florida limited liability company,

Plaintiff, v.
BUTLER & BUTLER PROPERTIES,

Plaintiff and Butler & Butler Properties,

LLC is the Defendant, Tom Bexley, the

and Comptroller will sell at public sale,

Order on Plaintiff's Motion to Reschedule

Foreclosure Sale, to the highest and

best bidder for cash on April 5, 2024, at

11:00am on the Flagler Clerk's foreclosure

website at https://flagler.realforeclose.

com the following described property as public sale set forth in said Summary Final

LOT 1, SECTION 29, TOWNSHIP 12

SOUTH, RANGE 32 EAST, FLAGLER

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT A POINT ON THE EASTERLY

LINE OF THE 50 FOOT COUNTY

ROAD, AS SHOWN ON THE PLAT

OF RECORD IN MAP BOOK 5, PAGE

70, OF THE PUBLIC RECORDS OF

FLAGLER COUNTY, FLORIDA, SAID

FIRST INSERTION

NOTICE TO CREDITORS

File No. 2023 CP 000849

Division 48
PROBATE DIVISION

IN RE: ESTATE OF

Jethanand Advaney, a/k/a Jethanand

Tarachand Advaney

Deceased.

The administration of the estate of Jetha-

nand Advaney, deceased, whose date of

death was June 9th, 2022, is pending in the

Circuit Court for Flagler County, Florida,

Probate Division, the address of which is

Flagler County Clerk of the Circuit Court

& Comptroller, Kim C. Hammond Justice

Center, 1769 E Moody Blvd, Bldg 1, Bun-

nell, Fl 32110. 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-

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A

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-

COPY OF THIS NOTICE ON THEM.

PALM

PORTION OF GOVERNMENT

Judgment of Foreclosure, to-wit:

FOLLOWS:

JEANNIMARIE, LLC, a

Defendant.

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2022 CA 000564 BANK OF AMERICA, N.A., Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST MARY ALICE SMITH AKA MARY A. SMITH, DECEASED, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 29, 2023, and entered in Case No. 2022 CA 000564 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Bank of America, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Mary Alice Smith aka Mary A. Smith, deceased, Alvin Kenneth Smith, Jr., Dana Smith, Courtney Smith, a minor, Sidney Smith, a Minor, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www. flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the March 8, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 10, BLOCK 18 OF PALM COAST,

MAP OF EASTHAMPTON, SECTION 34,

A SUBDIVISION ACCORDING TO THE

titled, at no cost to you, to the provision of

certain assistance. Please contact the ADA

Coordinator for the Seventh Judicial Circuit Court, Court Administration, 101 N.

Alabama Avenue, Suite B-206, DeLand, FL

PLAT OR MAP THEREOF DESCRIBED IN MAP BOOK 11, AT PAGE(S) 30 - 49, OF THE PUBLIC RECORDS OF FLAGLER

COUNTY, FLORIDA. A/K/A 7 EAGLE CREST PATH 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 before the Clerk reports the surplus as unclaimed.

ATTENTION: PERSONS WITH DISABILITIES

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

1-800-955-8770. THIS IS NOT A COURT INFORMA-TION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-

Dated this 13 day of February, 2024. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Joshua Pasqualone Florida Bar #41835 Joshua Pasqualone, Esq. February 22, 29, 2024 24-00031G

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR

FLAGLER COUNTY, FLORIDA, PROBATE DIVISION CASE NO: 2023 CP 829 DIVISION: 48 IN RE: ESTATE OF MARGARET TORELL a/k/a MARGARET A. TORELL,

**Deceased.**The administration of the estate of Margaret Torell aka Margaret A. Torell, deceased, whose date of death was August 19, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Building #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 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 is February 22, 2024.

/s/ Mary Arcuri 1129 John Anderson Drive, Ormond Beach, FL 32176 Personal Representative /s/ Sherrille D. Akin

Sherrille D. Akin (Fla. Bar No. 826812) AKIN LAW P.A. 600 W. New York Ave. DeLand, Florida 32720 Tel: (386) 738-5599 Primary Email: sakin@akin-law.com Alternate Email: service@akin-law.com Alternate Email: service2@akin-law.com Attorney for Personal Representative

### FIRST INSERTION

February 22, 29, 2024

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 Golden Lion Cafe located at 501 N Ocean Shore Blvd., in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 20th day of February, 2024. TCC Marlow Enterprises, Inc. 24-00051F February 22, 2024

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000061 Division 48 IN RE: ESTATE OF JAMES DUGAN, aka JAMES MICHAEL DUGAN

Deceased. The administration of the estate of James Dugan, also known as James Michael Dugan, deceased, whose date of death was December 11, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. 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 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 22, 2024.

Personal Representative: Robert Charles Dugan c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 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@legacvlaw313.com Secondary E-Mail: paralegal@legacylaw313.com February 22, 29, 2024 24-00029G

### FIRST INSERTION

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

File Number 2023CP000808 IN RE: ESTATE OF STEVEN M. CIRALLI Deceased

The administration of the Estate of STE-VEN M. CIRALLI, deceased, File Number 2023CP000808, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 1, Bunnell, Florida 32110. The Estate is Intestate. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES 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 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 DEATH IS BARRED.

The date of the first publication of this notice is February 22, 2024.

Personal Representative: RICHARD CIRALLI,

137 Peacedale Street Bristol, Connecticut 06010 Attorney for Personal Representative: ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440  $\hbox{E-mail: robert@schwartzpa.com}$ February 22, 29, 2024 24-00030G

### FIRST INSERTION

SEVENTH JUDICIAL CIRCUIT IN AND LLC, a Florida limited liability company, NOTICE IS HEREBY GIVEN Pursuant to a Summary Final Judgment of Foreclosure of Lien dated October 30, 2023, entered in Case No. 2023-CA-A-1-A DISTANCE OF 129.15 FEET TO 000532 of the Circuit Court of the Seventh A POINT; THENCE WESTERLY AND AT RIGHT ANGLES TO STATE ROAD Judicial Circuit in and for Flagler County, A-1-A, A DISTANCE OF 250 FEET Florida in which Jeannimarie, LLC, is the TO THE POINT OF BEGINNING.
TOGETHER WITH ALL THE LAND
LYING EASTERLY THEREOF,
EASTERLY OF STATE ROAD A-1-A, AND
ALL LITTORAL AND SHORE RIGHTS Flagler County Clerk of the Circuit Court pursuant to the Court's February 13, 2024

Flagler Parcel ID No.: 29-12-32-0000-

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 UNCLAIMED.

SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN

needs any accommodation in order to participate in this proceeding, you are en-

32724, phone number: (386)275-6096. For hearing or voice impaired, please call 711. Dated this 14th day of February 2024. /s/Jonathan J. A. Paul Jonathan J.A. Paul Florida Bar No. 41845 WEISSMAN PAUL, PLLC 999 Douglas Avenue, Suite 2214 Altamonte Springs, Florida 32714

Telephone: (321)384-0515 Primary Email: jonathan@weissmanpaul.com Secondary Email: office@weissmanpaul.com

Attorney for Plaintiff CERTIFICATE OF SERVICE HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via ECF to all par-ties so registered including to Da-Borack, Borack Law Group, P.A., P.O. Box 915498, Longwood, FL 32791 (email: dborack@borack lawgroup.com) on February 14, 2024. /s/Jonathan J. A. Paul

Jonathan J.A. Paul Florida Bar No. 41845 WEISSMAN PAUL, PLLC 999 Douglas Avenue, Suite 2214 Altamonte Springs, Florida 32714 Telephone: (321)384-0515 Primary Email: jonathan@weissmanpaul.com

Secondary Email: office@weissmanpaul.com Attorney for Plaintiff The above is to be published in the: Palm Coast Observe 1 Florida Park Drive N., Unit 103

Palm Coast, FL 32137 February 22, 29, 2024

24-00032G

### NOTICE OF PUBLIC SALE: JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 03/13/2024 at 09:00 AM the following

FIRST INSERTION

vehicles(s) may be sold by public sale at 1103 N STATE ST BUNNELL, FL, 32110 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1N4BA41E76C832245 2006 NISS

5GZCZ23D15S847066 2005 STRN

February 22, 2024 FIRST  $\overline{\text{INSERTION}}$ 

### 24-00048F

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that BRYANNA TRUNK / FIRST BAPTIST CHURCH OF PALM COAST CHRISTIAN SCHOOL will engage in business under the fictitious name FIRST BAPTIST CHRISTIAN ACADEMY, with a physical address 201 E MOODY BLVD BUNNELL, FL 32164, with a mailing address 201 E MOODY BLVD BUNNELL, FL 32164, and already registered the name mentioned above with the Florida Department of State, Division

February 22, 2024

24-00049F FIRST INSERTION

### NOTICE IS HEREBY GIVEN That the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act statues (Section 83.801- 83.809). The undersigned will sell at public sale by competitive bidding on: Thursday March 28, 2024 AT 11:30AM

on LOCKERFOX.COM IStorage Bunnell 2303 N. State St Bunnell, FL 32110 Where said property is stored at:

> Cyperianna Murray C004 Totes, Ladder, Household items Purchases must be paid for at the time of purchase by CASH or CREDIT CARD ONLY. All purchased items are sold asis, where-is, and must be removed at the time of sale. Sale is subject to cancella-

Bryan Girardi A033 Toys,Deco, Clothes

Teresa Shaulis A149 Boxes, Bags &

obligated party is settled Bunnell iStorage 2303 N State St Bunnell, FL 32110

February 22, 29, 2024

#### FIRST INSERTION TO THIS ACTION, OR HAVING OR

RE-NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. 2023 CA 000524
U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.
UNKNOWN TRUSTEE OF THE VINETA KNIGHT LIVING TRUST; VINETA KNIGHT; PINENE VENETA KNIGHT TRUST-CO: SONJA FRENCH: EL A/K/A SONJA EL; UNKNOWN SPOUSE OF VINETA KNIGHT; UNKNOWN BENEFICIARIES OF THE VINETA KNIGHT LIVING TRUST; SONJA EL, TRUSTEE OF SONJA EL PRIVATE IRREVOCABLE EXPRESS TRUST; 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). NOTICE IS HEREBY GIVEN pursuant

to an Order or Amended Summary Final Judgment of foreclosure dated February 14, 2024 entered in Case No. 2023 CA 000524 of the Circuit Court in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and UNKNOWN TRUSTEE OF THE VINETA KNIGHT LIVING TRUST; VINETA KNIGHT: PINENE VENETA KNIGHT TRUST-CO; SONJA FRENCH: EL A/K/A SONJA EL; UNKNOWN SPOUSE OF VINETA KNIGHT; UNKNOWN BENEFICIARIES OF THE VINETA KNIGHT LIVING TRUST; SONJA EL, TRUSTEE OF SONJA EL PRIVATE IRREVOCABLE EXPRESS TRUST; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT

CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TOM BEXLEY, Clerk of the Circuit Court, will sell to the highest and best bidder for cash https://flagler. realforeclose.com, 11:00 a.m., on March 8, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 13, BLOCK 147, OF PALM COAST,

MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 23, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA. 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 UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. In accordance with the Americans with

Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Flagler County Courthouse. Telephone 904-437-7430 or 1-800-955-8770 via Florida Relay Service. DATED 2/19/2024.

By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff  $499~\mathrm{NW}$ 70th Ave., Suite 309Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1446-183981 / BJB

### SUBSEQUENT INSERTIONS

SECOND 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 attordecedent'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.

persons having claims or demands against

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

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:

pmflynt@maralawpa.com 24-00027G

ney are set forth below.

All creditors of the decedent and other PERIODS SET FORTH ABOVE, ANY tion if settlement between the owner and February 15, 22, 2024 CLAIM FILED TWO (2) YEARS OR

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

TICE.

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 22, 2024. /s/ Sajni Advanev 37 Olde Hamlet Drive Jericho, NY 11753 STEPHEN R. GLADSTONE, P.A. Attorneys for Personal Representative 7000 WEST PALMETTO PARK RD.

SUITE 210 BOCA RATON, FL 33433 Telephone: (561) 394-0096 Florida Bar No. 0561878 Email Addresses: stephen@srgpa.com February 22, 29, 2024 24-00035G

### GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

of the General Fund. The final contract will require that the Audit for Fiscal Year 2024 be completed no later than 270 days following the conclusion of the fiscal year.

Proposal Packages, which include evaluation criteria and instructions to proposers, are

forth in the District's Rules of Procedures

at dmcinnes@vestaproperty services.com, with e-mail copies to Scott Clark at sclark@winterpark lawyers.com.

February 22, 2024

24-00047F

 $\begin{array}{ll} \mbox{POINT BEING A DISTANCE OF } 1232.34 \\ \mbox{FEET} & \mbox{SOUTHERLY} & \mbox{FROM} & \mbox{THE} \\ \mbox{INTERSECTION OF SAID LINE WITH} \end{array}$ THE NORTH LINE OF GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 12 SOUTH, RANGE 32 EAST; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE COUNTY ROAD, A DISTANCE OF 129.15 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE NORTH LINE OF 60 FOOT STREET, A DISTANCE OF 250 FEET TO THE WESTERLY LINE STATE ROAD A-1-A; THENCE NORTHERLY AND ALONG THE WESTERLY LINE OF STATE ROAD

APPERTAINING THERETO.

01032-0000 More Commonly Known As: 3590 South Ocean Shore Blvd., Flagler Beach,

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE

If you are a person with a disability who

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 28 Division 48

> ANDREW S. KELLY Deceased. The administration of the estate of Andrew S. Kelly, deceased, whose date of death was November 1, 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, FL 32110. The names and addresses of the personal

IN RE: ESTATE OF

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 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 is February 22, 2024.

Personal Representative: /s/ Mae C. Hawkins

18 Lleberry Path Palm Coast, Florida 32164 Attorney for Personal Representative: Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702  $\hbox{E-Mail: DV} idal@legal teamfor life.com$ Secondary E-Mail: Proserv@legalteamforlife.com

24-00036G

February 22, 29, 2024

### SUBSEQUENT INSERTIONS

#### SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 749 Division 48 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: Wavne 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. 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 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@legal team for life.com

February 15, 22, 2024

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. 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 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. 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, GRANTEES, 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES 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

**Get connected to your** 

community for only

Observer

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 ac-cordance 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 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 SECOND 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

SECOND 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

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



**CALL** 386-447-9723 TO PLACE YOUR **NOTICE TODAY** 

### VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

24-00024G

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 10058 PRDL Division 10 IN RE: ESTATE OF FAYE GRAVES-RHODES, aka MADELYN FAYE GRAVES Deceased.

The administration of the estate of Faye Graves-Rhodes, also known as Madelyn Faye Graves, deceased, whose date of death was November 22, 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, names and addresses of 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 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 22, 2024.

Personal Representative: William Terry Martin II 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: 938998 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.comFebruary 22, 29, 2024

# 24-00075I

The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



For rates and information, call 386-447-9723

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2023 13147 PRDL

DIVISION: 10 IN RE: ESTATE OF DAVID DREW TOBEN a/k/a DAVID D. TOBEN,

Deceased.

The administration of the estate of DAVID DREW TOBEN a/k/a DAVID D. TOBEN, deceased, whose date of death was November 9, 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-

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 22, 2024.

DocuSigned by: /s/ Lynn Craft, Personal Representative 18149 Maier Barber Road

St. Marys, OH 45885 FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative February 22, 29, 2024 24-00076I FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 10443 PRDL Division: 10

IN RE: ESTATE OF JEFFERY DARREN FUTRELL, aka JEFFERY D. FUTRELL **Deceased.**The administration of the estate of JEF-

FERY DARREN FUTRELL, also known as  ${\sf JEFFERY}$  D. FUTRELL, deceased, whose date of death was September 7, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR 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-

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 22, 2024. Signed on this day of, 2/15/2024.

HEIDI S. WEBB Personal Representative 210 S. Beach St., Suite 202 Daytona Beach, FL 32114

Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com February 22, 29, 2024 24-00077I

FIRST INSERTION NOTICE OF ACTION

BEFORE THE DIVISION OF PARI-MUTUEL WAGERING IN RE: Sections 550.105(5)(b), 550.105(10)(d), 849.086(6)(f), Florida Statutes and Rule 75-11.011, Florida Administrative Code.

SARA MILAGROS SEGARRA 2211 Kent Road

Deltona, Florida 32725 CASE NO.: 2023-044862 LICENSE NO.: 13414145

The Florida Gaming Control Commission has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Ebonie Lanier, Administrative Assistant III, Office of the General Counsel, Florida Gaming Control Commission, 4070 Esplanade Way, Suite 250, Tallahassee, FL 32399, (850) 794–8072. If no contact has been made by you concerning the above by Friday, March 21, 2024, the

matter of the Administrative Complaint will be presented to the Florida Gaming Control

Commission at the next public meeting for final agency action.

In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on notice. Telephone: (850) 257- 6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay

Feb. 22, 29; Mar. 7, 14, 2024

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2023 11898 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3,

Plaintiff, vs. GARY L. JOHNSON; MV REALTY PBC, LLC; UNKNOWN SPOUSE OF GARY L. JOHNSON; UNKNOWN TENANT IN POSSESSION OF THE

Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. RÖTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 14 day of March, 2024, the folFIRST INSERTION

LOT 89, CANDLELIGHT OAKS, A SUB-DIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGE 145, OF THE PUB-LIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 808 OAKMONT COURT, DELAND, FL 32720 IF YOU ARE A PERSON CLAIMING A

RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-PORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU MAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 14 day of February 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026

Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

23-01160 February 22, 29, 2024

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.

CASE No. 2021 30770 CICI REVERSE MORTGAGE FUNDING Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGARET P.

BALL, DECEASED, et al., Defendants TO: LYNN ANN KEARNS  $1123~\mathrm{AVENUE}$ G, ORMOND BEACH, FL 32174

6315 BASSWOOD AVE, BUNNELL, FL 760 SANTA ANA AVENUE, ORMOND BEACH, FL 32174 UNKNOWN SPOUSE OF LYNN ANN KEARNS 1123 AVENUE G, ORMOND BEACH, FL

FIRST INSERTION

32174

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

CASE NO.: 2023-31927-CICI Christopher Murton and Alexandra Niemantsverdriet, Plaintiff, vs.

Garcia Lamar Properties, LLC,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 14, 2024 entered in Civil Case No. 2023-31927-CICI of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein Christopher Murton and Alexandra Niemantsverdriet are Plaintiffs and Garcia Lamar Properties, LLC, is Defendant.

The Clerk, LAURA E. ROTH, will sell to the highest bidder for cash, online at www. Volusia.Realforeclose.com at public sale on

lowing described property as set forth in said Final Judgment, to wit:

eservice@decubaslewis.com

24-000781

6315 BASSWOOD AVE, BUNNELL, FL 32110 760 SANTA ANA AVENUE, ORMOND

YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the following described property located in Volusia County, Florida: THE SOUTHERLY 65 FEET OF LOT 76, EXCEPT THE WESTERLY 105 FEET THEREOF, RIO VISTA GARDENS NO.

BEACH, FL 32174

3, AS PER MAP RECORDED IN MAP BOOK 9, PAGES 211 AND 212, PUB-LIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you, and you are re-

quired to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before APR 01 2024; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

April 3, 2024, at 11:00 A.M. on the following described property as set forth in said

Final Judgment, to wit: Lot 108, Block 1, Powers Subdivision No. 2, according to the map or plat thereof as recorded in Plat Book 9, Page 111, Public Records of Volusia County, Florida. Property Address: 1324 Powers Avenue,

Holly Hill, FL 32117 Volusia County Parcel ID: 424243011080 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.

REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-

If you are a person with a disability who needs any accommodation in order to IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT ADMINISTRATOR, SUITE 300, 125 E ORANGE AVENUE, DAY-TONA BEACH, FL 32114, 386-257-6096. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay

SAID COURT on this 13 day of February LAURA E. ROTH

WITNESS MY HAND AND SEAL OF

As Clerk of said Court (SEAL) By: /s/ Jennifer M. Hamilton As Deputy Clerk Greenspoon Marder, LLP

24-00079I

Default Department Attorneys for Plaintiff Trade Centre South, Suite 700 100 West Cypress Creek Road Fort Lauderdale, FL 33309 February 22, 29, 2024

participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Volusia County Courthouse, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. LAW OFFICES OF: /ss/ Andrew M. Fisher

Florida Bar No. 10389 FISHER LAW. P.A. 7651-B Ashley Park Court

Andrew M. Fisher, Esq.

Suite 405 Orlando. FL 32835 Tel (321) 299-9409: Fax (321) 299-9410 afisher@flsherlawpa.com Attorney for Plaintiff. Christopher Murton and

Alexandra Niemantsverdriet,

February 22, 29, 2024 24-00087I

TO THE PLAT THEREOF, AS RE-

CORDED IN MAP BOOK 25, PAGES 149

THROUGH 162, INCLUSIVE, OF THE

#### 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 32900 CICI ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JERI MCCOY F/K/A GERALDINE MCCONAHA A/K/A GERALDINE MCCOY, DECEASED, et. al. Defendant(s),

TO: UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, ASSIGN-EES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JERI MCCOY F/K/A GERALDINE MCCONAHA A/K/A GERALDINE MCCOY, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses heirs, devisees, grantees, assignees, lienors, in the property described in the mortgage being foreclosed herein.

action to foreclose a mortgage on the fol-

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-13161-PRDL

IN RE: ESTATE OF JOSEPH ANTHONY GOMEZ

The administration of the estate of Joseph Anthony Gomez, deceased, whose date of death was November 30, 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 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

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS

VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 10153 PRDL

Division 10 IN RE: ESTATE OF

aka MARGARET FELLIN

Deceased.

The administration of the estate of Marga-

ret M. Fellin, also known as Margaret Fell-

in, deceased, whose date of death was July

19, 2023, is pending in the Circuit Court

for Volusia County, Florida, Probate Divi-

sion, 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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this no-

tice 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

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 NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

RIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

Personal Representative:

Marie Kay

c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave.

Daytona Beach, FL 32114

Attorney for Personal Representative: Robert M. Holland, Attorney

E-Mail: holland@legacylaw313.com

THIRD INSERTION

NOTICE OF SUSPENSION

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 24

Case No: CD202308151/D 3211300

24-00073I

Florida Bar Number: 938998

Legacy Law Associates, P.L. 313 S. Palmetto Ave.

Daytona Beach, FL 32114

Telephone: (386) 252-2531 Fax: (386) 258-0392

linda@legacylaw313.com

February 15, 22, 2024

To: Lutaaya K. Ross

Secondary E-Mail:

The date of first publication of this notice

NOTWITHSTANDING THE TIME PE-

All other creditors of the decedent

are set forth below.

NOTICE ON THEM.

DEATH IS BARRED.

is February 15, 2024.

creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest

YOU ARE HEREBY NOTIFIED that an

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

PRIMARY EMAIL: flmail@raslg.com

THE N 1/2 OF LOT 8, BLOCK 10, REPLAT

OF UNIT NUMBER ONE HOME ACRES,

ACCORDING TO THE PLAT THEREOF

AS RECORDED IN MAP BOOK 11, PAGE

64. PUBLIC RECORDS OF VOLUSIA

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 Con-

gress Ave., Suite 100, Boca Raton, Flor-

ida 33487 on or before APR 01 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 imme-

diately thereafter; otherwise a default

will be entered against you for the relief

demanded in the complaint or petition

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

Court at County, Florida, this 13 day of Feb-

ROBERTSON, ANSCHUTZ,

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

AND SCHNEID, PL

Boca Raton, FL 33487

February 22, 29, 2024

WITNESS my hand and the seal of this

CLERK OF THE CIRCUIT COURT

(SEAL) BY: /s/ Jennifer M. Hamilton

24-00080I

COUNTY, FLORIDA.

filed herein.

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 22, 2024.

Personal Representative: /s/ Ashley Gomez Personal Representative 3465 Cedar Valley Ct SE

Smyrna, GA 30080 Attorney for Personal Representative s/ Erick Steffens

Attorney for Personal Representative Florida Bar Number: 059553 STEFFENS LAW FIRM PLLC 1540 International Pkwy, Suite 2000 Lake Mary, Florida 32746 Telephone: (407) 492-8660 Primary E-Mail: erick@steffens-law.com

February 22, 29, 2024

### FIRST INSERTION

Notice of Public Sale Pursuant F.S. 328.17, United American

Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions ph 954-563-1999

Sale Date March 15, 2024 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13046 1981 Searay FL0370TC Hull ID#: SERF32360781 inboard pleasure diesel fiberglass 36ft R/O Bob Patrick Woodward Lienor: St Johns Marina & Resort 2999 W St Rd 44 Deland

V13047 1987 RGM FL4664RM Hull ID#: RGMK1011H687 inboard gas 36ft R/O Bob Patrick Woodward Lienor: St Johns Marina & Resort 2999 W St Rd 44 Deland

February 22, 29, 2024 24-00026V

#### 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 31822 CICI U.S. BANK NATIONAL ASSOCIATION,

ROBERT BOYD AKA ROBERT F BOYD, et al,

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 25, 2024, and entered in Case No. 2023 31822 CICI 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 Robert Boyd aka Robert F. Boyd, Florida Housing Finance Corporation, Unknown Party#1 N/K/A Lisa Taylor, 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 15, 2024 the following described property as set forth in said Final Judgment

LOT 16. BLOCK 2. FAIRGLEN, UNIT 4. AS RECORDED IN MAP BOOK 32, PAGE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH THAT PART OF LOT 15, BLOCK 2, FAIR-GLEN, UNIT 4, AS RECORDED IN MAP BOOK 32, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH-WEST CORNER OF SAID LOT 15; THENCE NORTH 24 DEGREES 54 MIN-UTES 12 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 15, 9.50 FEET; THENCE SOUTH 46 DEGREES 51MINUTES 05 SECOND EAST 10.42 FEET

TO A POINT ON THE RIGHT-OF-WAY LINE OF TRACY CIRCLE: THENCE ALONG THE ARC OF THE CURVE, THROUGH A CENTRAL ANGLE OF 4 DEGREES 58 MINUTES 02 SECONDS WITH A RADIUS OF 45.00 FEET, FOR 3.90 FEET TO THE POINT OF BEGIN-NING.

A/K/A 916 TRACY ST DAYTONA BEACH

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

ATTENTION PERSONS WITH

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)

Dated this 20 day of February, 2024. ALBERTELLI LAW Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Joshua Pasqualone Florida Bar #41835 Joshua Pasqualone, Esq. CT - 23-003771

### FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 2023 31168 CICI

Freedom Mortgage Corporation, Plaintiff. vs. The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joseph Saverio Principe a/k/a Joseph Severio Principe a/k/a Joseph S. Principe a/k/a Joseph Principe, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to

the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 31168 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joseph Saverio Principe a/k/a Joseph Severio Principe a/k/a Joseph S. Principe a/k/a Joseph Principe, Deceased; Thomas J. Upchurch, as Personal Representative of the Estate of Joseph Saverio Principe a/k/a Joseph Severio Principe a/k/a Joseph S. Principe a/k/a Joseph Principe, Deceased ; Joseph Saverio Principe a/k/a Joseph S. Principe a/k/a Joey Principe; Rose Schoonover f/k/a Rose Principe 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 15th day of March, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 10, KAHNWAY HEIGHTS FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN MAP BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF VOLUSIA TAX ID: 423602100040

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

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-

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 20th day of February, 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. Kellev Justin J. Kelley, Esq Florida Bar No. 32106 File # 22-F01528 February 22, 29, 2024 24-00085I

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARCELINO FLORES SANTIAGO

DISABILITIES: If you are a person with a disability

February 22, 29, 2024

FIRST INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  $\pmb{\text{CASE NO.: } \textbf{2022} \ \textbf{30646} \ \textbf{CICI}}\\$ 

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2,

TIMOTHY CROPPER, JR. A/K/A TIMOTHY ERROL CROPPER, JR. UNKNOWN SPOUSE OF TIMOTHY CROPPER, JR. A/K/A TIMOTHY ERROL CROPPER, JR. A/K/A TIMOTHY E. CROPPER; MELINDA

M. SANFORD; DAYTONA BEACH,

Defendant(s) NOTICE OF SALE IS HEREBY GIVEN

pursuant to the order of Uniform Final Judgment of Foreclosure dated February 14, 2024, and entered in Case No. 2022 30646 CICI of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUST-EE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2006-HE2, is Plaintiff and TIMOTHY CROPPER, JR. A/K/A TIMOTHY ERROL CROPPER, JR. A/K/A TIMOTHY E. CROPPER; UNKNOWN SPOUSE OF TIMOTHY CROPPER, JR. A/K/A TIMOTHY ERROL CROPPER, JR. A/K/A TIMOTHY E. CROPPER; MELIN-DA M. SANFORD; DAYTONA BEACH, FLORIDA, are Defendants, the Office of the Clerk, Volusia County Clerk of the

Property Address: 1303 FERENDINA DR, DELTONA, FL 32725-4715 Any person claiming an interest in the sur-

PUBLIC RECORDS OF VOLUSIA COUN-TY, FLORIDA.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SEVENTH JUDICIAL CIRCUIT IN AND

FOR VOLUSIA COUNTY, FLORIDA

CASE NO. 2022 10195 CIDL

GRANTEES, ASSIGNEES, LIÉNORS.

CALIBER HOME LOANS, INC.,

BENEFICIARIES, DEVISEES,

A/K/A MARCELINO FLORES

SANTIAGO JR., DECEASED, et al.

NOTICE IS HEREBY GIVEN pursuant to

uary 23, 2024, and entered in 2022 10195

CIDL of the Circuit Court of the SEV-ENTH Judicial Circuit in and for Volusia

County, Florida, wherein ALLIED FIRST

BANK. SB DBA SERVBANK is the Plain-

tiff and THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE

ESTATE OF MARCELINO FLORES SAN-

TIAGO A/K/A MARCELINO FLORES

SANTIAGO JR., DECEASED; EVELYN

OLIVERAS GARCIA A/K/A EVELYN GARCIA; JOHN ALEXANDER FLORES

PARRILLA A/K/A JOHN FLORES 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

12. 2024, the following described property

as set forth in said Final Judgment, to wit:

LOT 48, BLOCK 317, DELTONA LAKES SEVEN UNIT SEVEN, ACCORDING

a Final Judgment of Foreclosure dated Jan-

THE UNKNOWN HEIRS,

Plaintiff, vs.

Defendant(s)

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 Florida Statutes, Section 45.031.  ${\rm IMPORTANT}$ 

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,

Dated this 16 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 21-121948 - NaC

February 22, 29, 2024 24-00083I

Court will sell via online auction at www.

volusia.realforeclose.com at 11:00 a.m. on the 17th day of April, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 35, BLOCK L, ORTONA, ACCORD-

ING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 5, PAGE 32  $\,$ OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA. Property Address: 217 Euclid Avenue, Day-

tona Beach, Florida 32118 and all fixtures and personal property located therein or thereon, which are included

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 2/19/24 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 22-400297

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

### SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024 10358 PRDL

Division: 10

IN RE: ESTATE OF

AMAR NATH SINGH,

aka AMAR SINGH

**Deceased.**The administration of the estate of AMAR

NATH SINGH, also known as AMAR

SINGH, deceased, whose date of death was

January 11, 2024, is pending in the Circuit

Court for Volusia County, Florida, Probate

Division, the address of which is 101 N. Ala-

bama Ave., DeLand, FL 32724. The names

and addresses of the personal representa-

tive and the personal representative's attor-

### THIRD 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,

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/1/2024 at 10:30 a.m., the following property will

be sold at public auction pursuant to F.S.

715.109: A 1992 PALM mobile home bear-

ing the vehicle identification numbers

PHO95498AFL and PHO95498BFL and

all personal items located inside the mobile

home. Last Tenant: Richard John Brzo-

zowski and John F. Brzozowski. Sale to be

held at: Hacienda Del Rio, 287 Club Rio,

Edgewater, Florida 32141, 386-423-5807.

February 15, 22, 2024

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

of Volusia, on December 27, 2023. Case No:

2023-CA-12862.

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 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 clerk's office. 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

SECOND INSERTION

24-00055I

24-00024V

NOTICE OF PUBLIC SALE Notice is hereby given that on 3/1/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1986 FLEE HS FLFL3065A & FLFL3065B . Last Tenants: DOLLY A DWYER AND MARGARET ROSE DW-YER and all unknown parties beneficiaries heirs  $\,$  . Sale to be at CS1031 THE FALLS AT ORMOND BEACH MHC DST, 1 FALLS WAY COURT, ORMOND BEACH, FL 32174. 813-241-8269

February 15, 22, 2024

Contact our office today! 386-447-9723 advertising@ observerlocalnews.com 50 Leanni Way Unit C3 //

Palm Coast, Fl 32137

nev 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. The date of first publication of this notice is: February 15, 2024.

Signed on this day of, 2/9/2024. SANGEETA SINGH Personal Representative

Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com

ORMOND BEACH

February 15, 22, 2024 24-00067I

# **SHOWCASE**

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

SECOND 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 32832 CICI

**Defendant**(s), TO: RAYMOND LEWIS SHEPARD, JR.

UNKNOWN SPOUSE OF RAYMOND

LEWIS SHEPARD, JR., PEARLIE HOGG,

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.

action to foreclose a mortgage on the fol-

ALL OF THE FOLLOWING DESCRIBED

LAND, SITUATED, LYING AND BEING

IN THE COUNTY OF VOLUSIA, STATE

OF FLORIDA, 1330 IDLEWILD DRIVE,

DAYTONA BEACH, FL, 32114, TO WIT: SOUTH 31 FEET OF LOT 6, AND ALL OF

LOT 7, BLOCK 4, IDLEWILD TERRACE

REPLAT MB 25 PG 20 PER OR 715 PG

has been filed against you and you are re-

quired 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 25 2024/(30 days from Date

of First Publication of this Notice) and file

the original with the clerk of this court ei-

ther 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)

WITNESS my hand and the seal of this Court at County, Florida, this 7 day of Feb-

CLERK OF THE CIRCUIT COURT

CONSECUTIVE WEEKS.

0677 PER OR 6363 PG 2229.

YOU ARE HEREBY NOTIFIED that an

CARRINGTON MORTGAGE

ERNEST JOHNSON, et. al.

SERVICES LLC,

lowing property:

Plaintiff, vs.

#### 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. 2018 31555 CICI SPECIALIZED LOAN SERVICING

Plaintiff, vs.
SHARON MITTERHOLZER A/K/A

SHARON L. MITTERHOLZER A/K/A SHARON LYNN MITTERHOLZER,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 21, 2019, and entered in 2018 31555 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and SHA-RON MITTERHOLZER A/K/A SHARON L. MITTERHOLZER A/K/A SHARON LYNN MITTERHOLZER; WILLIAM H. MITTERHOLZER A/K/A WILLIAM H. MITTERHOLZER III; CITY OF HOLLY HILL, FLORIDA 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 08, 2024, the following described property as set forth in

LOT 11, BLOCK 2, CLIFTON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 23, PAGE(S) 36. OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 442 DOROTHY AVE, HOLLY HILL, FL 32117

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

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

Dated this 12 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 18-159452 - GrS

February 15, 22, 2024

SECOND INSERTION

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

PROBATE DIVISION FILE NO.: 2024 10317 PRDL DIVISION: 10 IN RE: ESTATE OF ANDREW JAISRAEL VALDES, Deceased.

The administration of the Estate of Andrew Jaisrael Valdes, deceased, whose date of death was February 16, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal represen-

tative's attorney are set forth below.

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

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

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 15, 2024.

Personal Representative: Judith Maldonado Pastrana c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300

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

#### SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 3/1/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1961 SPOR HS 2661 Last Tenants: SHANNON ENGELKENS, UNKNOWN PARTY IN POSSESSION AND DANA STUART ROSE and all to be at DAYTONA BEACH MHP LLC,

126 BEACH MANOR COURT, DAYTONA

February 15, 22, 2024 24-00025V SECOND INSERTION

NOTICE OF CLERK'S SALE IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO.: 2023-37731-COCI PIRATES COVE (VOLUSIA COUNTY) CONDOMINIUM ASSOCIATION,

Plaintiff, vs. GREAT LAKES SETTLEMENT &

CLOSING, INC., Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated February 9th, 2024, Case Number Seventh Judicial Circuit in and for Volusia County, Florida, in which PIRATES COVE (VOLUSIA COUNTY) CONDOMINIUM ASSOCIATION, INC, is the Plaintiff, and GREAT LAKES SETTLEMENT & CLOS-ING, INC. is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 27th day of March, 2024 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Unit 715, Pirates Cove, a condominium, according to the Declaration of Condominium recorded in OR Book 4076, Page 831, and all amendments thereto, Public Records of Volusia County, Florida. Parcel ID No. 630236007150

The physical street address of said property is: 3501 S. Atlantic Ave., Unit 715, Daytona Beach Shores, FL 32118

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

ATTENTION: PERSONS WITH

 $\underline{DISABILITIES}$ In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; 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-

DATED this 9th day of February, 2024. /s/ ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BEACH, FL 32115 (386) 252-5212 (386) 252-5713 (FAX) FLORIDA BAR NO.: 356026 RobertRobinsLaw@hotmail.com



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SECOND INSERTION

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

File No. 2024 10255 PRDL Division 10 IN RE: ESTATE OF PROVIDENCE M. VALENZI

Deceased. The administration of the estate of Providence M. Valenzi, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is Post Office 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 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 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: JOSEPH VALENZI

c/o Legacy Law Associates, P.L. 313 South Palmetto Avenue Daytona Beach, FL 32114  $\,$ Attorney for Personal Representative: W. Denis Shelley, Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 South Palmetto Avenue Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392

Secondary E-Mail: Troy@legacylaw313.com February 15, 22, 2024

E-Mail: Shelley@legacylaw313.com

24-00066I

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 10244 **Division Probate** 

IN RE: ESTATE OF VYACHESLAV KIRIA-KAISERBERG **Deceased.** The administration of the estate of Vy-

acheslav Kiria-Kaiserberg, deceased, whose date of death was December 23, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue DeLand 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 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 is February 15, 2024.

Personal Representatives: Yehuda Kiria-Kaiserberg 17 Cameo Ridge Road Monsey, New York 10952 **Alexander Kiria** 41 East 7th Street

Lakewood, New Jersey 08701 Attorney for Personal Representatives: Joshua D. Manaster, Esquire E-mail Addresses: jmanaster@bellsouth.net Florida Bar No. 296481 651 West 47 Street Miami Beach, Florida 33140 Telephone: (305) 374-6762 February 15, 22, 2024 24-00069I (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 23-152432 February 15, 22, 2024

LAURA E ROTH





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