

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 024
Division 48
IN RE: ESTATE OF
BETTY J. HOSTLER
Deceased.

The administration of the estate of Betty J. Hostler, deceased, whose date of death was September 18, 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 March 7, 2024.

Personal Representative:
/s/ Ann Burkett
58 Furrier Court
Ponte Vedra, Florida 32081
Attorney for Personal Representative:
/s/ Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
March 7, 14, 2024 24-00044G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
File No. 2023 CP 002010
Division 48
IN RE: ESTATE OF
PAUL AWRAMKO
Deceased.

The administration of the estate of Paul Awramko, deceased, whose date of death was January 18, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, 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 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 March 7, 2024.

Personal Representative:
/s/ Ian Bethell
3576 Wildwood Forest Court
Apt. B
Palm Beach Gardens, Florida 33403
Attorney for Personal Representative:
/s/ Mark S. Mucci, Esq., Attorney
Florida Bar Number: 798622
BENSON MUCCI & WEISS LLP
5561 N. University Drive, Suite 102
Coral Springs, FL 33067
Telephone: (954) 323-1023
Fax: (954) 323-1013
E-Mail: mark@bmvlawyers.net
Secondary E-Mail:
nicole@bmvlawyers.net
March 7, 14, 2024 24-00042G

FIRST INSERTION

NOTICE OF FORFEITURE
A 2008 BMW 328i with VIN#WBAVA33508P143073 was seized for forfeiture by the Flagler County Sheriff's Office on January 12, 2024.

The item(s) were seized at or near Elm Avenue, Bunnell, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2024 CA 000124 in the 7th Circuit Court.

March 7, 14, 2024 24-00064F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 03/19/2024 at 09:00 AM the following vehicle(s) may be sold by public sale at 1103 NORTH 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.

1FTRF07222KA19413 2002 FORD

March 7, 2024 24-00055F

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 21
Division 48
IN RE: ESTATE OF
BRIAN DAVISON
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Brian Davison, deceased, File Number 2024 CP 21, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. #1, Bunnell, FL 32110; that the decedent's date of death was September 27, 2023; that the total value of the exempt assets of the estate is \$433,829.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address: Cynthia Geiges, 75 Rollins Lane Palm Coast, Florida 32164; Michael Davison, 105 Ramshorn Court Holly Springs, North Carolina 27541-7921; Melissa Race, 2372 Stonegate Drive Wellington, Florida 33414-7779

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 March 7, 2024.

Person Giving Notice:
/s/ Cynthia Geiges
75 Rollins Lane
Palm Coast, Florida 32164
Attorney for Person Giving Notice
/s/ Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
March 7, 14, 2024 24-00043G

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No.: 2023 DR 001168
Division: 47

Ryan Pennella, Petitioner, and Nikki Pennella, Respondent,
TO: Nikki Ann Pennella
122 Grand Reserve Dr, Bunnell, FL 32110

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Ryan Pennella, whose address is 122 Grand Reserve Dr Bunnell FL, 32110 on or before 4/6/2024**, and file the original with the clerk of this Court at 1769 E MOODY BLVD, BLDG #1, BUNNELL, FL, 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 2/27/2024
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk
March 7, 14, 21, 28, 2024 24-00046G

FIRST INSERTION

Public Notice Aerial Spraying

In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below.

Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.

For additional information visit the District website at flaglermosquito.gov. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov.

March 7, April 4, May 2, June 6, July 4, August 1, September 5, October 3, 2024

24-00045F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48
File # 2023 CP 743
IN RE: THE ESTATE OF
EVELYN QUIAMBAO
Deceased.

The ancillary administration of the Estate of Evelyn Quiambao, Deceased, whose date of death was March 4, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication of this notice is March 7, 2024.

Eva Skibiecki, Personal Representative,
48180 Fairfield Way,
Lexington Park, MD 20653
/s/ Stacy Geiger
STACY GEIGER, ESQ.
Florida Bar Number: 0015711
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
stacygeigeresq@yahoo.com
andreaurnsesq@gmail.com
March 7, 14, 2024 24-00045G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48
File # 2023 CP 865
IN RE: THE ESTATE OF
PHYLLIS BOLCAR
Deceased.

JO ANNE MYERS, Petitioner v. ELIZABETH NEWELL, JOHN BOLCAR and ROBERT BOLCAR, JR., Respondents.

The administration of the Estate of Phyllis Bolcar, Deceased, whose date of death was October 25, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication of this notice is March 7, 2024.

Jo Anne Myers, Personal Representative,
12 Mackenzie Road,
Morristown, NJ 07960
/s/ Stacy Geiger
STACY GEIGER, ESQ.
Florida Bar Number: 0015711
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
stacygeigeresq@yahoo.com
andreaurnsesq@gmail.com
March 7, 14, 2024 24-00048G

FIRST INSERTION

NOTICE OF PUBLIC SALE:
JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 03/20/2024 at 09:00 AM the following vehicle(s) may be sold by public sale at 1103 NORTH 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.

1C4GP55LXXB825908 1999 CHRY 1FTYR14X5YTA61909 2000 FORD 1GCRCE09BZ217609 2011 CHEV 3MYDLBYV0HY179261 2017 TOYT 3N1AB7AP9HY258573 2017 NISS JTEAAAAXHMJ018660 2021 TOYT

March 7, 2024 24-00056F

FIRST INSERTION

NOTICE OF FORFEITURE
A 2013 Ford Fusion with VIN#3FA6POHRDR292970 was seized for forfeiture by the Flagler County Sheriff's Office on January 15, 2024.

The item(s) were seized at or near Balenger Lane, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2024 CA 000122 in the 7th Circuit Court.

March 7, 14, 2024 24-00065F

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO: 2023 CA 000595

DONALD J. FREER, JR., Plaintiff v. RAINBOW PROPERTY INVESTMENT, LLC, Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 7, 2024, in the above-styled cause, the Clerk of Circuit Court Tom Bexley, shall sell the subject property at public sale on the 5th day of April, 2024, at 11:00 am to the highest and best bidder for cash, at https://flagler.realforeclose.com on the following described property: LOT 39, ARMAND BEACH EAST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE(S) 21 AND 22, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 8 Sycamore Terrace, Palm Coast, FL 32137.

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

Dated: March 4, 2024.
BITMAN O'BRIEN & MORAT, PLLC
/s/ Meghan Keane, Esquire
Meghan Keane, Esquire
Florida Bar No.: 103343
mkeane@bitman-law.com
kimy@bitman-law.com
615 Crescent Executive Ct., Suite 212
Lake Mary, Florida 32746
Attorneys for Plaintiff
March 7, 14, 2024 24-00047G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CP 000062
Probate Division 48
IN RE: ESTATE OF
KIMBERLY KAY BOCKENHAUER,
Deceased.

The administration of the estate of KIMBERLY KAY BOCKENHAUER, deceased, whose date of death was December 9, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal 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 March 7, 2024.

/s/ KELSIE BOCKENHAUER
c/o Moran & Associates
400 N. Cypress Drive, Suite 1
Jupiter, FL 33469

Attorney for Personal Representative
Marianne Moran, Esq.
Florida Bar No. 61168
Moran & Associates
400 N. Cypress Drive, Suite 1
Jupiter, FL 33469
Office: 561-779-2029
Email: marianne@moran.law,
nick@moran.law,
delta@moran.law
March 7, 14, 2024 24-00049G

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 Blissful Feet Homebound Footcare located at 37 Primrose Ln., in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of February, 2024.
Joan McCracken
March 7, 2024 24-00062F

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 Gospel Tract Store located at 37 Laguna Forest Trl, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of April, 2024.
Mark Manning
March 7, 2024 24-00072F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 03/21/2024 at 09:00 AM the following vehicle(s) may be sold by public sale at 1103 NORTH STATE STREET 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.

KNAGM4ADXC5032678 2012 KIA WDBBA28E9VF568438 1997 MERZ

March 7, 2024 24-00057F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Monday, March 25, 2024, or thereafter. Units are believed to contain household goods, unless otherwise listed

Unit	Tenant (12)	Contents
129	Phillips or Richard Knoblauch, Carolyn	Household Items
143	Simmons, Marshall	Household Goods
159	Lyon, Roger	Household Goods and motorcycle
209	Johnston, Ronald	Household Goods
606	Ferguson, Christina	Misc Boxes
1127	Shanley, Lauren	Misc Household Items
1128	Shearer, Pamela	Household Goods
1220	Quint, Richard	Misc Household Items
1226	Kelley, Shenika	Misc Household Items
1228	Quint, Richard	Misc Household Items

Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457.

March 7, 14, 2024 24-00069F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Monday March 25, 2024 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Unit	Tenant	Contents
431	Rose, Stephanie	Household Goods
515	Rudd, Kenneth	Miscellaneous Household Goods
520	Reynolds, Lacy	Furniture

Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136. Phone: (386)439-2457.

March 7, 14, 2024 24-00070F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:30 PM on Monday March 25, 2024 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Unit	Tenant (3)	Contents
206	Wilk III, Kenneth	Household Goods
407	Curado, Carlos A	Hobie Mirage Outback Kayak, Household Goods
416	Gambrell, Jonathan Or Perry	Household Goods

Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136. Phone: (386)439-2457.

March 7, 14, 2024 24-00071F

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 000870
Division 48
IN RE: ESTATE OF
THERESA C. MAIER
Deceased.

The administration of the estate of Theresa C. Maier, deceased, whose date of death was September 16, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 29, 2024.

Personal Representatives:
John J. Maier, Jr.
c/o Legacy Law Associates, P.L.L.
31

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000799
Division: Probate
IN RE: ESTATE OF
PEGGY JANE OCHS
Deceased.

The administration of the estate PEGGY JANE OCHS, deceased, whose date of death was November 2, 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 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 29, 2024.

Personal Representative:
/s/ ROBERT OCHS
25043 W. 92nd Street,
Lenexa, KS 66227

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Email Address:
trwalsers@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
Feb. 29; Mar. 7, 2024 24-00038G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
CIVIL DIVISION:

CASE NO.: 2023 CC 000311
WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST AS TRUSTEE FOR PNPMS
TRUST IV,
Plaintiff, vs.
JOE BROWN JR; UNKNOWN
SPOUSE OF JOE BROWN JR;
UNKNOWN TENANT #1 AND
UNKNOWN TENANT #2
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure dated February 11, 2024, and entered in 2023 CC 000311 of the Circuit Court of the SEVENTH Judicial Circuit in and for FLAGLER County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST IV, is the Plaintiff and JOE BROWN JR; UNKNOWN SPOUSE OF JOE BROWN JR; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendant(s). The Clerk shall sell to the highest and best bidder for cash, electronically at www.flagler.realforeclose.com at 11:00 AM on May 3, 2024, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: ALL THAT CERTAIN PARCEL OF LAND IN FLAGLER COUNTY, STATE OF FL, AS MORE FULLY DESCRIBED IN OR BOOK 302 PAGE 871 ID # 10-12-30-0850-01290-0040, BEING KNOWN AND DESIGNATED AS LOT FOUR (4), BLOCK 129, TOWN OF BUNNELL, FILED IN PLAT BOOK 1 AT PAGE 2 AND RECORDED ON 11/07/2017.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM DOROTHY S. MOORE, A MARRIED WOMAN, QUEEN

SPEARMAN BROWN (FORMERLY QUEEN EATHER GOLDBER), A MARRIED WOMAN, JOENATHAN SPEARMAN, A SINGLE MAN, CHARLIE MAE SPEARMAN JENKINS, A MARRIED WOMAN, DOROTHY JEAN SPEARMAN GRIGGS, A MARRIED WOMAN, PAUL EDWARD TO QUEEN SPEARMAN BROWN AND JOE BROWN, JR., HER HUSBAND, DATED 09/30/1986 RECORDED ON 01/26/1987 IN OR BOOK 302, PAGE 871 IN FLAGLER COUNTY RECORDS, STATE OF FL.

Property Address: 504 S CHURCH 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 WITHIN 60 DAYS AFTER THE SALE.
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. Please contact court administration, 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 impaired call 711.

Dated this 23rd day of February 2024
BY: /s/ David B. Adamian, Esq
Bar Number: 1025291

Submitted by:
DELUCA LAW GROUP, PLLC
2101 NE 26th STREET
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
22-05409
Feb. 29; Mar. 7, 2024 24-00039G

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

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

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

The date of first publication of this notice is February 29, 2024.

/s/ R. Parker Reynolds
1685 West Lake Road
Penn Yan, New York 14527

/s/ Paul E. Roman
Florida Bar No. 0586633
Attorney for Personal Representative
roman | northwood pllc
2500 N. Military Trail, Ste 460
Boca Raton, Florida 33431
(561) 862-4139
paulroman@paulroman.com
Feb. 29; Mar. 7, 2024 24-00041G

TAX ID: 14-12-30-5750-00000-0170

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 this 21st 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. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-P00750
Feb. 29; Mar. 7, 2024 24-00040G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 2023 CP 000868
DIVISION: 48
IN RE: ESTATE OF
MARY ELLEN GILMER,
DECEASED

The administration of the estate of MARY ELLEN GILMER, deceased, whose date of death was July 31, 2023, file number 2023 CP 000868 is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bunnell, Florida 32110. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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 000361
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Edward L. Stark, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022 CA 000361 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Edward L. Stark; Leslie M. Baker are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at, www.flagler.realforeclose.com, beginning at 11:00 AM on the 19th day of April, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 17, SAM BROWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT AT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

AQUILA II, INC DBA AAMCO AT DELAND
MV 69601
460 S WOODLAND BLVD
DELAND, FL 32720
(VOLUSIA County)
386-738-5065

NOTICE OF MECHANIC'S LIEN

Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.

Date of Sale: 4/1/2024 @ 10:30 AM TO TAKE PLACE AT:
LOCATION OF SALE: 460 S WOODLAND BLVD, DELAND, FL 32720
CURRENT LOCATION OF VEHICLE: 460 S WOODLAND BLVD, DELAND, FL 32720
2017 FORD ESCAPE #1FMCU0GD0HUC81761 AMOUNT TO REDEEM \$4440.75
The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred. Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.

Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.

Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.

March 7, 2024

24-00033V

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 10453 PRDL
Division 10
IN RE: ESTATE OF
JANE S. WALTERS
Deceased.

The administration of the estate of JANE S. WALTERS, deceased, whose date of death was November 23, 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 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 March 7, 2024.

Personal Representative:
Diane Marie Walters,
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114

Attorney for Personal Representative:
Edward A. Dimayuga, Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: ed@LegacyLaw313.com
Secondary E-Mail:
paralegal@LegacyLaw313.com
March 7, 14, 2024 24-00096I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 10076 PRDL
IN RE: ESTATE OF
JAMES EDWARD MC NULLA III,
Deceased.

The administration of the estate of JAMES EDWARD MC NULLA III, Deceased, whose date of death was November 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 7, 2024.

SUZANNE RICCIARDI,
Personal Representative,
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
March 7, 14, 2024 24-00100I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 10517 PRDL
IN RE: ESTATE OF
DOROTHY CAROLYN
ALLGOOD-WALLACE, aka
DOROTHY C. ALLGOOD-WALLACE
Deceased.

The administration of the estate of DOROTHY CAROLYN ALLGOOD-WALLACE, also known as DOROTHY C. ALLGOOD-WALLACE, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 7, 2024.

JAMES ANDREW ALLGOOD
Personal Representative
205 Elmwood Avenue
DeLand, FL 32724

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
March 7, 14, 2024 24-00097I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-10581-PRDL
Division: 10
IN RE: ESTATE OF
ROBERT CAMDEN ROBERSON
a/k/a ROBERT C. ROBERSON
Deceased.

The administration of the estate of ROBERT CAMDEN ROBERSON, deceased, whose date of death was 02/12/2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 7, 2024.

/s/ KIMBALL K. ROSS
Personal Representative
1 Oceans West Blvd., #8B3
Daytona Beach, FL 32118

/s/ Adam Warren
ADAM D. WARREN
Florida Bar No. 940501
Hawkins, Hawkins & Burt, LLP
501 South Ridgewood Avenue
Daytona Beach, Florida 32114
adamwarren@hawkinsandburt.com
laura@hawkinsandburt.com
March 7, 14, 2024 24-00101I

FIRST INSERTION

AQUILA II, INC DBA AAMCO AT DELAND
MV 69601
460 S WOODLAND BLVD
DELAND, FL 32720
(VOLUSIA County)
386-738-5065

NOTICE OF MECHANIC'S LIEN

Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.

Date of Sale: 4/1/2024 @ 10:30 AM TO TAKE PLACE AT:
LOCATION OF SALE: 460 S WOODLAND BLVD, DELAND, FL 32720
CURRENT LOCATION OF VEHICLE: 460 S WOODLAND BLVD, DELAND, FL 32720
2010 FORD TRANSIT CONNECT #NM0LS7CN8AT033283 AMOUNT TO REDEEM \$1967.43
The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred. Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.

Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.

Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.

March 7, 2024

24-00032V

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 10582 PRDL
IN RE: ESTATE OF
JORGE ORLANDO PUGLIESE
TALERO,
Deceased.

The administration of the estate of JORGE ORLANDO PUGLIESE TALERO, deceased, whose date of death was January 6, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-60430. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 7, 2024.

MARIA EDITH ALONZO
Personal Representative
155 Tanglewood Road
DeBarry, FL 32715

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
March 7, 14, 2024 24-00098I

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2023 32006 CICI
WELLS FARGO BANK, N.A.
Plaintiff, v.
MATTHEW BARTON; UNKNOWN
SPOUSE OF MATTHEW BARTON;
UNKNOWN TENANT 2; UNKNOWN
TENANT 1; WATERS EDGE AT PORT
ORANGE HOMEOWNERS
ASSOCIATION, INC.; WELLS
FARGO BANK, N.A.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 30, 2024, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as: LOT 114, WATERS EDGE-PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 46, PAGE 57 THROUGH 60, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 1657 ARASH CIR, PORT ORANGE, FL 32128-7287 at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on April 05, 2024 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 29th day of February, 2024.

eXL Legal, PLLC
Designated Email Address:
efilling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
FL Bar: 1015906
100009033
March 7, 14, 2024 24-00103I

FIRST INSERTION

</

VOLUSIA COUNTY LEGAL NOTICES

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 1788 CIDL
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JEANNE P. MONTALVO AKA JEANNE MONTALVO, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 29, 2023, and entered in Case No. 2023 1788 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which NATIONSTAR Mortgage LLC, is the Plaintiff and Jeanne P. Montalvo aka Jeanne Montalvo, Richard Forthman, Technology Credit Union, Unknown Party #1 N/K/A Crystal Skeel, 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 April 2, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LAND SITUATED IN THE CITY OF DELAND IN THE COUNTY OF VOLUSIA IN THE STATE OF FL. LOTS 39 TO 41, INCLUSIVE, BLOCK H, EUCLID HEIGHTS, A SUBDIVISION ACCORDING TO MAP IN MAP BOOK 10, PAGE 10, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 404 S MASSACHUSETTS AVE DELAND FL 32724
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
ATTENTION PERSONS WITH DISABILITIES:
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.
THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.
 Dated this 05 day of March, 2024.
ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Nathan Gryglewicz
 Florida Bar #762121
 Nathan Gryglewicz, Esq.
 CT - 22-007933
 March 7, 14, 2024 24-001081

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023 12804 CIDL
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-D, Plaintiff, vs. KHORLETTA SUTTON A/K/A KHORLETTA SUTTON-CRESSOR, et al., Defendant.
 To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST 6026123 MONTEBELLO TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
KHORLETTA SUTTON A/K/A KHORLETTA SUTTON-CRESSOR
 1867 MONTEBELLO AVENUE, DELTONA, FL 32738
DAVID NORTHCUTT
ADDRESS: UNKNOWN
UNKNOWN SPOUSE OF DAVID NORTHCUTT
ADDRESS: UNKNOWN
DAVID NORTHCUTT, AS TRUSTEE OF THE 6026123 MONTEBELLO TRUST
ADDRESS: UNKNOWN
UNKNOWN TENANT IN POSSESSION 1 1867 MONTEBELLO AVENUE, DELTONA, FL 32738
UNKNOWN TENANT IN POSSESSION 2

1867 MONTEBELLO AVENUE, DELTONA, FL 32738
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 8, BLOCK 1773, DELTONA LAKES UNIT 68, ACCORDING TO THE MAP THEREOF AS RECORDED IN MAP BOOK 28, PAGE 137, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before APR 15 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
 WITNESS my hand and seal of said Court on the 29 day of February, 2024.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
 BY: /s/ Jennifer M. Hamilton
 Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLC
 225 East Robinson Street, Suite 155, Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: AccountsPayable@mccalla.com
 23-08189FL
 March 7, 14, 2024 24-001071

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
CASE NO. 2021 31154 CICI
REVERSE MORTGAGE FUNDING LLC, 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 J.D. GREEN, SR. AKA JOHN D. GREEN, SR., DECEASED, et al, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021 31154 CICI of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF J.D. GREEN, SR. AKA JOHN D. GREEN, SR., DECEASED, et al. are Defendants, Clerk of the Court, Laura E. Roth, will sell to the highest bidder for cash at WWW.VOLUSIA.REALFORECLOSE.COM, at the hour of 11:00 AM, on the 12th day of April, 2024, the following described property: LOT 4, CEDAR HIGHLAND, UNIT 1, AS PER PLAT THEREOF, RECORDED IN MAP BOOK 29, PAGE 48, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.
IMPORTANT
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.
 DATED this 4th day of March, 2024.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
 Telephone: (954) 343 6273
 Hearing Line: (888) 491-1120
 Facsimile: (954) 343 6982
 Email 1: Karissa.Chin-Duncan@gmlaw.com
 Email 2: gmforeclosure@gmlaw.com
 By: /s/ Karissa Chin-Duncan, Esq.
 Florida Bar No. 98472
 58341.0877 / JSchwartz
 March 7, 14, 2024 24-001051

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2023 32607 CICI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOM MORTGAGE TRUST 2022-RTL3, MORTGAGE-BACKED NOTES, SERIES 2022-RTL3, Plaintiff, v. PREFERRED CHOICE REAL ESTATE INVESTMENTS LLC, a Florida Limited Liability Company; SHARLENE BARHO, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT#2, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 15, 2024 entered in Civil Case No. 2023 32607 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOM MORTGAGE TRUST 2022-RTL3, MORTGAGE-BACKED NOTES, SERIES 2022-RTL3, Plaintiff and PREFERRED CHOICE REAL ESTATE INVESTMENTS LLC, a Florida Limited Liability Company; SHARLENE BARHO, an Individual; UNKNOWN TENANT #1 N/K/A SHAYRA ARZUAGA; UNKNOWN TENANT#2 N/K/A KEONA FAVORS are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on April 5, 2024 the following described property as set forth in said Final Judgment, to-wit: LOT 12, BLOCK 2, MAGNOLIA TERRACE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 55, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Property Address: 548 Sandra Ave, Daytona Beach, FL 32114
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.
 Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail: flrealprop@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FB: 1039538
 File No: 02309248-JMV
 March 7, 14, 2024 24-001041

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION BEFORE THE DIVISION OF PARIMUTUEL 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 Ebony 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 Service.
 Feb. 22, 29; Mar. 7, 14, 2024
 24-000861

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 12760 CIDL
PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN M. GRANFIELD, JR., DECEASED, et al, Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN M. GRANFIELD, JR., DECEASED,
 whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 9, BLOCK 520, DELTONA LAKES UNIT SIXTEEN, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 25, PAGES 234 THROUGH 240, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 WITNESS my hand and the seal of this Court at County, Florida, this 21st day of Feb, 2024
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
 (SEAL) BY: /s/ Shawnee S. Smith
 DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PLLC
ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 Feb. 29; Mar. 7, 2024 24-000941

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 11537 PRDL
IN RE: ESTATE OF WESLEY ANNE STEWART Deceased.
 The administration of the estate of Wesley Anne Stewart, deceased, whose date of death was September 16, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 29, 2024.
Personal Representative:
Lori Martinez
 922 Hunters Creek Drive
 Deland, Florida 32720
 Attorney for Personal Representative:
FAMILY FIRST FIRM
 /s/ Jeanette Mora
 Beth Roland
 Florida Bar Number: 103764
 Jeanette Mora
 Florida Bar Number: 296735
 1030 W. Canton Avenue, Suite 102
 Winter Park, Florida 32789
 Telephone: (407) 574-8125
 Fax: (407) 476-1101
 E-Mail: jeanette.mora@ffl.law
 Secondary E-Mail:
 probate@familyfirstfirm.com
 Feb. 29; Mar. 7, 2024 24-000921

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 3/15/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 PARK HS FP25124SL-T3103A & FP25124SLT3103B . Last Tenants: DENISE MARIE THEER and all unknown parties beneficiaries heirs . Sale to be at CS1031 MAPLEWOOD ESTATES MHC, DST DBA MAPLEWOOD ESTATES, 1000 CHAMBERLAIN BOULEVARD, PORT ORANGE, FL 32127. 813-241-8269.
 February 29, March 7, 2024 24-00030V

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 3/15/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1978 HOME HS 0361462L . Last Tenants: RENA FOUR LLC and all unknown parties beneficiaries heirs . Sale to be at NORTH ORLANDO SUN ESTATES LLC, 950 SOUTH WOODLAND BOULEVARD, DELAND, FL 32720. 813-241-8269.
 February 29, March 7, 2024 24-00029V

SUBSCRIBE TODAY

The Observer delivered to your driveway
Call 386.447.9723

SUBSEQUENT INSERTIONS

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. 2021 31447 CICI
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH V. CONDERCURI, SR., et al, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2023, and entered in 2021 31447 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH V. CONDERCURI, SR., DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JOSEPH VINCENT CONDERCURI, JR. 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 27, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 25, LESS THEN SOUTH 50'

THEREOF, HIDDEN VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 2, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
 Property Address: 4474 HIDDEN VILLAGE DRIVE, PORT ORANGE, FL 32127
 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 27 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
 Feb. 29; Mar. 7, 2024 24-000951

SUBSEQUENT INSERTIONS

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. 2023 31353 CICI
Freedom Mortgage Corporation, Plaintiff, vs. Wanda Carrie Hare, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 31353 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wanda Carrie Hare; Patricia A. Gray; Unknown Spouse of Patricia A. Gray are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of April, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 66, "SHERWOOD FOREST", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 235, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 TAX ID: 534406000660
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no

cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.
THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
 Si usted es una persona con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administracion Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 dias de antelacion de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacion si la cita de comparecencia esta dentro de un plazo menos de 7 dias; si usted tiene una discapacidad del habla o del oido, llame al 711.
ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
 Dated this 23rd 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. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 22-P00580
 Feb. 29; Mar. 7, 2024 24-000901

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 12453 PRDL
Division 10
IN RE: ESTATE OF SALLY W. MURFIN Deceased.
 The administration of the estate of Sally W. Murfin, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate will 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 29, 2024.
Barbara Ann Murfin
Personal Representative
 326 Watson Hollow Drive
 Rio Vista, California 94571
 Wendy A. Mara, Esq.
 Attorney for Personal Representative
 Florida Bar Number: 69872
 555 West Granada Blvd., Ste. D-10
 Ormond Beach, Florida 32174
 Telephone: (386) 672-8081
 Fax: (386) 265-5995
 E-Mail: wamara@maralawpa.com
 Secondary E-Mail:
 paralegal@maralawpa.com
 Feb. 29; Mar. 7, 2024 24-000881

SHOWCASE PRINT

Were you featured in a story in one of our newspapers? Get a print for your wall!

Contact our office today!

386-447-9723

advertising@observerlocalnews.com

50 Leanni Way Unit C3 // Palm Coast, FL 32137

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2022 30044 CICI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
LINDA CONKLIN, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 03, 2024 nunc pro tunc December 20, 2023 in Civil Case No. 2022 30044 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and LINDA CONKLIN, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of March, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 LOTS 5 AND 6, BLOCK B, RIDGEWOOD HEIGHTS, ACCORDING TO THE MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 60, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-08955FL
 Feb. 29; Mar. 7, 2024 24-000911

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2022 31121 CICI
FLAT ROCK MORTGAGE INVESTMENT TRUST,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY ALICE SMITH, DECEASED; MARY ALVEE LLOYD; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS,
Defendant(s).
 NOTICE IS HEREBY GIVEN that pursuant to Final Judgment of Foreclosure entered on January 17, 2024 in the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, Laura E. Roth, the Clerk of Court will on MARCH 20, 2024 at 11:00 A.M., offer for sale and sell at public outcry to the highest and best bidder

for cash at www.volusia.realforeclose.com the following described property situated in Volusia County, Florida:

LOT 13 AND A PORTION OF LOT 12, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE SOUTHWESTERLY CORNER OF SAID LOT 13 AND RUN THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 15 FEET; THENCE RUN NORTHERLY A DISTANCE OF 105 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 12 A DISTANCE OF 110.74 FEET TO THE POINT OF BEGINNING, ALL BEING IN BEVERLY HILLS, UNIT #12, AS RECORDED IN MAP BOOK 27, PAGE 187, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1453 Continental Drive, Daytona Beach, 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 before the clerk reports the surplus as unclaimed.

Dated: February 22, 2024
 /s/ Audrey J. Dixon
 Audrey J. Dixon, Esq.
 Florida Bar No. 39288
 MCMICHAEL TAYLOR GRAY, LLC
 3550 Engineering Drive, Suite 260
 Peachtree Corners, GA 30092
 Phone: (404) 474-7149
 Email: adixon@mtglaw.com
 E-Service: service@mtglaw.com
 Feb. 29; Mar. 7, 2024 24-000891

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 10184 PRDL
IN RE: ESTATE OF SANDRA ROSE FRAGALA, aka SANDRA R. FRAGALA Deceased.

The administration of the estate of SANDRA ROSE FRAGALA, also known as SANDRA R. FRAGALA, deceased, whose date of death was October 17, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2024.

CHARLES M. FRAGALA
Personal Representative
 132 Royal Palm Circle
 Port Orange, FL 32127
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: jrvera@hnh-law.com
 Feb. 29; Mar. 7, 2024 24-00093I

SUBSCRIBE TODAY

The Observer delivered to your driveway
 Call 386.447.9723

10 REASONS TO SUBSCRIBE

1. Comprehensive local government reporting, with no political agenda
2. Inspiring stories of local triumphs
3. The best local sports coverage in the state, according one of our local high school athletic directors
4. Crossword puzzle!
5. Mike Cavaliere's humor column, now published every other week, alternating with Brian McMillan's "Make Yourself at Home" column
6. Reading print means less doom-scrolling on your phone
7. Multiple editors to give you the accuracy you deserve
8. Awarding winning photographers
9. Find out which local businesses are most committed to reaching you, through their advertisements
10. Letters to the editor, providing the community with a curated opinion page



Subscribe today! Call 386-447-9723



You can pick it up for free around your community.
 Or get it delivered to your driveway every week for just

\$79.00

per year with digital.

\$52.00 for only digital



Subscribe today!
 386-447-9723
 observerlocalnews.com/subscribe/