

RED PAGES

INFORMATION & RATES: 386-447-9723
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DEADLINES: Classifieds - Monday at Noon

Service Directory - Friday at 3PM • **PAYMENT:** Cash, Check or Credit Card

The Palm Coast Observer reserves the right to classify and edit copy, or to reject or cancel an advertisement at any time. Corrections after first insertion only.

**All ads are subject to the approval of the Publisher.*

**It is the responsibility of the party placing any ad for publication in the Palm Coast Observer to meet all applicable legal requirements in connection with the ad such as compliance with town codes in first obtaining an occupational license for business, permitted home occupation, or residential rental property.*

Notice: All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



stuff

Items Under \$200

16 FOOT aluminum extension ladder \$50 or best offer
 386-346-5117 / 293-671-5280

GREAT FINDS LOCATED HERE!

CUT BAMBOO for fencing, 6 or 8 or 10 ft., \$1 per foot,
 93 Covington Lane, Palm Coast

EASTER BASKET, beautiful decorations, variety of plants \$1 and up 814-574-6387

ECHO GAS powered yard equipment \$200 (386) 585-5247

Items Under \$200

FREE MOVING Materials boxes, bubble wrap, foam and wrapping paper. (386) 986-3749

SELL IT FAST!

Place Your Ad Online
 PalmCoastObserver.com/RedPages

GOLF CLUBS mens right-handed w/bag, balls and pull cart \$65
 563-370-1268

LATERAL FILE cabinet, 5 drawer 42" x 52" \$200 386-225-6356

MARINE JACKET By Michael Hoban, celebrated designer since the 1980s. \$50 (386) 503-2256

PET CRATE small dog crate and plastic pet carrier each \$15
 (386) 263-2248

PRIMO WATER cooler, cold & hot water, w/(3) 5 gal. bottles \$85, beige recliner \$40 386-206-9006

TARGUSTSB 212 Laptop Backpack. New, tags, 12 compartments, warranty, \$65.
 (386) 316-9990.

VINTAGE MARX train set, complete \$150, original horseshoe set \$40 712-223-2181

WHITE PORCELAIN sink 32Lx22W \$20, new Keurig \$55 boys clothes size 5-9 \$3
 386-451-9135

Boats

KAYAK, 12.5 ft., fiberglass, 15 lbs, with life jacket and paddle, excellent condition \$325 712-223-2181

General Merchandise

MOVING MUST sell all furniture. Marble high-top dining room table w/4 leather chairs, bedroom suite-size, marble top dresser, night stands, armoire and so much more! 386-569-6523

Pets

AMERICAN ESKIMO Pup American Eskimo, Female, AKC, cert, shots, wormed. \$1,000
 (352) 556-6748



SELL YOUR STUFF HERE!

386-447-9723

PLACE YOUR AD ONLINE:
 PalmCoastObserver.com/RedPages

MINI DOODLE pups Adorable, health certs, shots, wormed, M/F, will be 10 up to 25 lbs. \$1000
 (353) 556-6748



jobs

Help Wanted

ALF CNA/HHA We are seeking a Certified Nursing Assistant (CNA) or Home Health Aide (HHA) to join our team at Good Samaritan Care Center Assisted Living Facility. Call 386-437-6244 for more info.

SELL YOUR STUFF HERE!

NEED VOLUNTEERS
 Blue Moon Cat Sanctuary is seeking volunteers to work one morning per week in our outdoor Palm Coast Sanctuary. If interested, please call (386) 446-6923



real estate

Rentals Wanted

LOOKING FOR 1 bedroom w/bath, utilities included, in Palm Coast. Call Gary 386-872-1010

Use the **RED PAGES** to clean out your garage
CALL 386-447-9723

Room for Rent

HOUSE TO share on lake in Ormond Beach, close to everything, everything included \$700
 386-677-9020
 386-301-6788

Cleaning

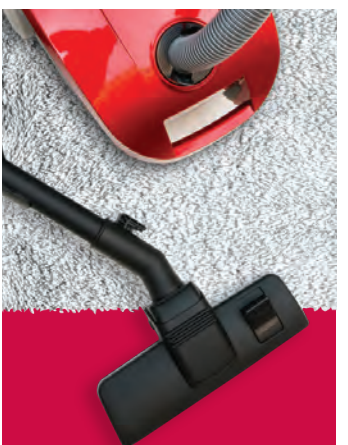
ELIZABETH JONES
TIRED OF COMING HOME TO A MESSY HOUSE? NEED YOUR ROOMS/CLOSETS ORGANIZED?
I WILL MAKE YOUR LIFE EASIER SO YOU CAN ENJOY YOUR DAY!

CLEANING SERVICES SINCE 2003
 Small to Large - ANY Detailed Job is Available!
 Now Offering Room & Area Rug Carpet Cleaning!

Free Estimates
 All Supplies Furnished
 10% OFF 1st Cleaning

Residential/Commercial Licensed
 References available

Call: 386-569-6151

We'll SWEEP you off your feet!

Advertise your business or service in the **Observer**

RED PAGES

CALL TODAY 386-447-9723

Room for Rent

ROOM FOR rent in the R section, utilities included, no smoking, drinking, drugs \$700/month
 386-215-1904

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 ObserverLocalNews.com,
 FloridaPublicNotices.com and
 BusinessObserverFL.com

PUBLIC NOTICES

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

THURSDAY, MARCH 14, 2024

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

Notice to Town Center at Palm Coast Community Development District Residents

The Board of Supervisors ("the Board") of the Town Center at Palm Coast Community Development District ("the District") currently has one vacancy in Seat #3 with the term expiring November 2026. The Board is seeking Qualified Elector candidates to fill the seat.

Per Florida Statute, 190.003(17), "Qualified elector" means any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District and who registers to vote with the Supervisor of Elections in the county in which the District land is located.

The meeting schedule is available at: <https://www.towncenteratpalmcoast.org/meetings>

All interested and qualified candidates are asked to contact the District Manager, Bob Koncar, by email at bob.koncar@inframark.com, or by telephone at (904) 626-0593. Any correspondence of expressions of interest and/or résumés that candidates would like to have presented to the Board for consideration of their candidacy must be provided to the District Manager no later than March 8, 2024. Please note that all materials provided become part of the public record. Interested candidates will be required to attend the next meeting (March 15, 2024, at 10:00 a.m.) so that they may address the Board regarding their candidacy, and, if appointed, be able to immediately assume office at that meeting.

March 14, 2024 24-00068F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 04/03/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 1103 N 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.

2FAFP71W53X108126 2003 FORD

March 14, 2024 24-00076F

FIRST INSERTION

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

The Audit Review Committee for the Grand Haven Community Development District ("District") will hold an audit review committee meeting on March 21, 2024, at 9:00 a.m., and located at Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

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

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

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-192, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David McInnes
 District Manager

March 14, 2024 24-00077F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 03/27/2024 at 09:00 AM the following 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.

1FTRX17L0XNA62875 1999 FORD
 4T1BE32K16U679946 2006 TOYT
 WBAVB13536PT06832 2006 BMW

March 14, 2024 24-00061F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 03/26/2024 at 09:00 AM the following 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.

1D7RV1GT9BS620521 2011 DODG
 1G8AJ52F352183391 2005 STRN
 KMHHDH4AE4FU259308 2015 HYUN

March 14, 2024 24-00060F

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 25th day of March 2024, for the purpose of hearing Administrative Order 2024-02, by the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

BUNNELL ADMINISTRATIVE ORDER NO. 2024-02
AN ORDER OF THE CITY OF BUNNELL CITY COMMISSION ALLOWING FOR THE EXPANSION OF THE CITY OF BUNNELL WASTEWATER TREATMENT FACILITY, LOCATED AT 200 TOLMAN STREET, TO ENCROACH 25 FEET MORE OR LESS INTO THE NORTHERN PROPERTY, OWNED BY THE CITY OF BUNNELL AND LOCATED AT 300 TOLMAN STREET; PROVIDING FOR AN EFFECTIVE DATE.

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

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

March 14, 2024 24-00066F

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 25th day of March 2024, for the purpose of hearing Administrative Order 2024-02, by the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

BUNNELL ADMINISTRATIVE ORDER NO. 2024-02
AN ORDER OF THE CITY OF BUNNELL CITY COMMISSION ALLOWING FOR THE EXPANSION OF THE CITY OF BUNNELL WASTEWATER TREATMENT FACILITY, LOCATED AT 200 TOLMAN STREET, TO ENCROACH 25 FEET MORE OR LESS INTO THE NORTHERN PROPERTY, OWNED BY THE CITY OF BUNNELL AND LOCATED AT 300 TOLMAN STREET; PROVIDING FOR AN EFFECTIVE DATE.

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March 14, 2024 24-00066F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 04/02/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 1103 N 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.

1G8ZP12881Z103184 2001 STRN
 1GCEK19R3TE152675 1996 CHEV
 3FA6P0H78HR193572 2017 FORD
 5N1AT2MV3HC751628 2017 NISS

March 14, 2024 24-00075F

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 25th day of March 2024, for the purpose of hearing Administrative Order 2024-02, by the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

BUNNELL ADMINISTRATIVE ORDER NO. 2024-02
AN ORDER OF THE CITY OF BUNNELL CITY COMMISSION ALLOWING FOR THE EXPANSION OF THE CITY OF BUNNELL WASTEWATER TREATMENT FACILITY, LOCATED AT 200 TOLMAN STREET, TO ENCROACH 25 FEET MORE OR LESS INTO THE NORTHERN PROPERTY, OWNED BY THE CITY OF BUNNELL AND LOCATED AT 300 TOLMAN STREET; PROVIDING FOR AN EFFECTIVE DATE.

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

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

March 14, 2024 24-00066F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 04/03/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 1103 N 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.

1FMJK1HT0FEF05594 2015 FORD
 1J4GA59109L748578 2009 JEEP
 3N1AB61E88L760951 2008 NISS
 3N1AB7AP4EY222947 2014 NISS
 5N1DR2MM0HC663994 2017 NISSAN

March 14, 2024 24-00074F

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 Rocked by Rose located at 73 Auberry Drive, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of March, 2024
 Michele Rose
 March 14, 2024 24-00073F

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 03/27/2024 at 09:00 AM the following 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.

1FTRX17L0XNA62875 1999 FORD
 4T1BE32K16U679946 2006 TOYT
 WBAVB13536PT06832 2006 BMW

March 14, 2024 24-00061F

A NEW & AFFORDABLE OPTION PUBLIC NOTICES

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



For rates and information, call 386-447-9723

FIRST INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-0184 Division 48 IN RE: ESTATE OF WILLIAM C. ALLEN, Deceased.

The administration of the estate of WILLIAM C. ALLEN, deceased, whose date of death was November 28, 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.

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 14, 2024.

Personal Representative: CHRISTY ALLEN 21 Pickston Lane Palm Coast, FL 32164 Attorney for Personal Representative: Heather S. Malby HEATHER@EPGLAW.COM Florida Bar No. 116571 E.P.P.G. Law of St. Johns, PLLC 200 Malaga Street, Suite 2 St. Augustine, FL 32084 Telephone: 904-875-3774 March 14, 21, 2024 24-00056G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2023 CP 000815 IN RE: ESTATE OF MARTIN EDWARD SENN aka MARTIN SENN aka MARTIN E. SENN Deceased

The administration of the estate of Martin Edward Senn, aka Martin Senn, aka Martin E. Senn, deceased, whose date of death was April 1, 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.

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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 14, 2024.

Personal Representative: /s/ Allyson Senn 11 Prairie Ln Palm Coast, Florida 32164 Attorney for Personal Representative: /s/ Tara J. Mason, Esquire Attorney for Personal Representative Florida Bar Number: 1038932 Law Office of Tara J. Mason, PLLC 120 S. Woodland Blvd. Ste. 200 DeLand, FL 32720 Telephone: (386) 264-1737 E-Mail: tarajmasonesq@gmail.com March 14, 21, 2024 24-00055G

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA. CASE NO. 2023 CA 000761 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNS, CREDITORS AND TRUSTEES OF THE ESTATE OF MICHAEL HENRY POIRIER A/K/A MICHAEL H. POIRIER (DECEASED), ET AL. DEFENDANT(S).

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNS, CREDITORS AND TRUSTEES OF THE ESTATE OF MICHAEL HENRY POIRIER A/K/A MICHAEL H. POIRIER (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 42 Buttermill Dr, Palm Coast, FL 32137

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Flagler County, Florida: LOT 45, BLOCK 40, PALM COAST MAP OF BELLE TERRE SECTION 35, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 11, PAGES 2 THROUGH 26, INCLUSIVE, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff 600 West Hillsboro Boulevard, Suite 600 Deerfield Beach, FL 33441 Our Case #: 23-001278/2023 CA 000761/SHELLPOINT March 14, 21, 2024 24-00058G

FIRST INSERTION

NOTICE OF RULE MAKING BY THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT FOR ADOPTING AMENDMENTS TO AMENITY RULES

A public hearing will be conducted by the Board of Supervisors of the Grand Haven Community Development District ("District") on April 18, 2024, at 9:00 a.m. at the Grand Haven Room, Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137.

The public hearing will provide an opportunity for the public to address proposed amendments to the District's Rules, Policies and Fees for All Amenity Facilities. Specific legal authority for the rule includes Sections 190.011(5), 190.012(3), 120.54, and 120.81, Florida Statutes (2023).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes (2023), must do so in writing within twenty-one (21) days after publication of this notice.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly.

A copy of the proposed rule may be obtained by contacting the District Manager at 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 ext. 193, or by email at dmcinnes@dpfgmc.com.

March 14, 2024 24-00078F

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 000630 SELENE FINANCE LP, Plaintiff, vs. CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI AND ANGEL F. POGGI A/K/A ANGEL POGGI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 05, 2024, and entered in 2023 CA 000630 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein SELENE FINANCE LP is the Plaintiff and CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI; ANGEL F. POGGI A/K/A ANGEL POGGI; ROBERT CHANG; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ANGEL F. POGGI A/K/A ANGEL POGGI; UNKNOWN SPOUSE OF CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI; CITY OF PALM COAST, FLORIDA are the Defendant(s).

TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on April 05, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 7, OF PALM COAST, MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 6 PAGE(S) 59-67, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA, AS AMENDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 41 BECKER LN, PALM COAST, FL 32137

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2021 CA 000533 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FP2, Plaintiff, vs. ALDONETTE STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 21, 2024 and entered in Case No. 2021 CA 000533, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FP2 is Plaintiff and ALDONETTE STEPHENS; UNKNOWN SPOUSE OF ALDONETTE STEPHENS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK; are defendants.

TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: www.flagler.realforeclose.com, at 11:00 A.M., on April 5, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 40, SEMINOLE PARK, SECTION 60, SEMINOLE WOODS AT PALM COAST, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 17, PAGES 48 THROUGH 55, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER 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.

This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, FL 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 6th day of March 2024. /s/ Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 21-00336 SPS March 14, 21, 2024 24-00054G

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 846 Division 48 IN RE: ESTATE OF CARLO COSCIA 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 Carlo Coscia, deceased, File Number 2023 CP 846, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg 1, Bunnell, FL 32110; that the decedent's date of death was October 10, 2023; that the total value of exempt assets of the estate is \$599,066.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name, Address; Anthony D. Coscia, 2921 South Ocean Blvd., Unit 305 Highland Beach, FL 33487; Theresa L. Coscia, 12 Laurel Drive Long Valley, NJ 07853; Charles G. Coscia, 1284 Creekside Terrace SE Smyrna, GA 30082 ALL INTERESTED PERSONS ARE Clerk of the Circuit Court (SEAL) BY: /s/ Amy Perez Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff 600 West Hillsboro Boulevard, Suite 600 Deerfield Beach, FL 33441 Our Case #: 23-001278/2023 CP 000761/SHELLPOINT March 14, 21, 2024 24-00058G

FIRST INSERTION

NOTICE TO BID FLORIDA GOVERNMENTAL UTILITY AUTHORITY FLAGLER COUNTY, FLORIDA

Date: March 14, 2024 BID NO. FRP 10; Plantation Bay WWTP Phase II Improvements Bids for FRP 10; Plantation Bay WWTP Phase II Improvements submitted to the Florida Governmental Utility Authority (FGUA) via DemandStar.com will be received until 2:00 PM Local Time, on the 23rd day of April, 2024 at which time all proposals will be publicly opened and read aloud at the Florida Governmental Utility Authority c/o Accenture, 9400 Southpark Center Loop, Suite 400, Orlando, FL 32819, Telephone (407) 629-6900. Any bids received after the time and date specified will not be accepted.

A NON-MANDATORY pre-bid conference and project site tour shall be held at 10:00 AM Local Time, on the 4th day of April, 2024 at the Plantation Bay WWTP, 1600 South Old Dixie Highway, Bunnell, FL 32110 at which time all prospective Bidders may have questions answered regarding the Bidding Documents for this Project. Attendance at the pre-bid conference is encouraged but not mandatory.

All bids shall be submitted electronically to the FGUA via the DemandStar website at www.demandstar.com/app/buyers/bids/446606/details . Paper copies of bids hand delivered to the FGUA shall not be considered. No bid shall be considered unless it is made on the Bid Form which is included in the Bidding Documents. The Bid Form (Section 00300) shall be removed from the Bidding Documents prior to submittal.

One contract will be awarded for all work to be performed pursuant to this invitation to bid. Bidding Documents may be examined in the office of: Florida Governmental Utility Authority c/o Accenture, 9400 Southpark Center Loop, Suite 400, Orlando, FL 32819, Telephone (407) 629-6900

Prospective bidders may obtain the Bidding Documents in downloadable PDF file format, from the DemandStar website at www.demandstar.com/app/buyers/bids/446606/details . Bid documents will be made available by the close of business on Friday, March 22, 2024. Bids shall be submitted electronically through DemandStar.

Each bid shall be accompanied by a photocopy/PDF copy of a certified or cashier's check or a Bid Bond in an amount not less than five percent (5%) of the total Bid to be retained as liquidated damages in the event the successful Bidder fails to execute the Agreement and file the required bonds and insurance within ten (10) calendar days after the receipt of the Notice of Award. Original Bid Bonds shall be submitted separately to Florida Governmental Utility Authority c/o Accenture, 9400 Southpark Center Loop, Suite 400, Orlando, FL 32819, Telephone (407) 629-6900 and received within 24-hours of the deadline for receipt of Bids identified above.

The successful Bidder shall be required to furnish the necessary Performance and Payment Bonds, as prescribed in the General Conditions of the Contract Documents. All Bid Bonds, Performance and Payment Bonds, Insurance Contracts and Certificates of Insurance shall be either executed by or countersigned by a Florida licensed agent of the surety or insurance company doing business in the State of Florida. Further, the said surety or insurance company shall be duly licensed and qualified to do business in the State of Florida.

Attorneys-in-fact that sign Bid Bonds or Performance and Payment Bonds must file with each bond a certified and effective dated copy of their Power of Attorney. In order to perform public work, the successful Bidder shall, as applicable, hold or obtain such contractor's and business licenses, certifications and registrations as required by State statutes and local ordinances.

Before a contract will be awarded for the work contemplated herein, the FGUA shall conduct such investigations as it deems necessary to determine the performance record and ability of the apparent low Bidder to perform the size and type of work specified in the Bidding Documents. Upon request, the Bidder shall submit such information as deemed necessary by the FGUA to evaluate the Bidder's qualifications.

The Successful Bidder shall be required to fully complete all Work to be performed pursuant to this invitation to bid within 345 calendar days from and after the Commencement Date specified in the Notice to Proceed.

The FGUA reserves the right to reject all Bids or any Bid not conforming to the intent and purpose of the Bidding Documents, and to postpone the award of the contract for a period of time which, however, shall not extend beyond 90 days from the bid opening date.

Dated this 14th day of March, 2024.

FLORIDA GOVERNMENTAL UTILITY AUTHORITY Orlando, Florida

FIRST INSERTION

BY: John Carlson, P.E. Capital Program Manager

March 14, 2024 24-00079F

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 000567 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY MORRIS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 05, 2024, and entered in 2023 CA 000567 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHIRLEY MORRIS, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; DAWANA P. BURNS; MICHAEL K. MORRIS; KIM L. GREEN 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 April 05, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 32, OF PALM COAST, MAP OF PINE GROVE, SECTION 28, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 51-66, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 60 POINT PLEASANT DRIVE, 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 7th day of March, 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 23-109518 - NaP March 14, 21, 2024 24-00053G

FIRST INSERTION

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 14, 2024. Person Giving Notice: /s/ Anthony D. Coscia 2921 South Ocean Blvd., Unit 305 Highland Beach, Florida 33487 Attorney for Person Giving Notice /s/ Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMUTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVIDal@legaltteamforlife.com Secondary E-Mail: Proserv@legaltteamforlife.com March 14, 21, 2024 24-00050G

FIRST INSERTION

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

FILE NUMBER: 2024 CP 000014 DIVISION: 48 IN RE: THE ESTATE OF: WANDA M. BEAZLEY, also known as WANDA BEAZLEY, Deceased.

The administration of the estate of WANDA M. BEAZLEY, also known as WANDA BEAZLEY, deceased, whose date of death was November 13, 2023, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division; the address of which is 1769 East Moody Boulevard, Building 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 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 14, 2024.

Personal Representative: Richard H. Beazley, II 2240 6th Avenue Deland, Florida 32724 Attorney for Personal Representative: MELVIN D. STACK Florida Bar No. 297798 444 Seabreeze Blvd., Ste 1003 Daytona Beach, FL 32118 Telephone: (386) 255-1925 Facsimile: (386)255-9118 E-Mail: mel@mestack.com; aletha@mestack.com (secondary) March 14, 21, 2024 24-00051G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 18-2022-CA-000073 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. NANNETTE M. JACOBY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 04, 2024 in Civil Case No. 18-2022-CA-000073 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is Plaintiff and NANNETTE M. JACOBY, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash at https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 5th day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 22, Block 2, Daytona North, according to the plat recorded in Map Book 10, Pages 1 thru 15, of the Public Records of Flagler County, Florida. Together with a 1996 WestVans Mfg / Westcott Mobile Home, VIN ID Number GAFLS07A34612W221, Title Number 69126879. 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: MRSservice@mccalla.com Fla. Bar No.: 146803 23-05719FL March 14, 21, 2024 24-00057G

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 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

A NEW & AFFORDABLE OPTION PUBLIC NOTICES

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

For rates and information, call 386-447-9723

FIRST INSERTION

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

FILE NUMBER: 2024 CP 000014 DIVISION: 48 IN RE: THE ESTATE OF: WANDA M. BEAZLEY, also known as WANDA BEAZLEY, Deceased.

The administration of the estate of WANDA M. BEAZLEY, also known as WANDA BEAZLEY, deceased, whose date of death was November 13, 2023, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division; the address of which is 1769 East Moody Boulevard, Building 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 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 14, 2024.

Personal Representative: Richard H. Beazley, II 2240 6th Avenue Deland, Florida 32724 Attorney for Personal Representative: MELVIN D. STACK Florida Bar No. 297798 444 Seabreeze Blvd., Ste 1003 Daytona Beach, FL 32118 Telephone: (386) 255-1925 Facsimile: (386)255-9118 E-Mail: mel@mestack.com; aletha@mestack.com (secondary) March 14, 21, 2024 24-00051G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 18-2022-CA-000073 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. NANNETTE M. JACOBY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 04, 2024 in Civil Case No. 18-2022-CA-000073 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is Plaintiff and NANNETTE M. JACOBY, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash at https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 5th day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 22, Block 2, Daytona North, according to the plat recorded in Map Book 10, Pages 1 thru 15, of the Public Records of Flagler County, Florida. Together with a 1996 WestVans Mfg / Westcott Mobile Home, VIN ID Number GAFLS07A34612W221, Title Number 69126879. 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,

SUBSEQUENT INSERTIONS

SECOND 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 SECOND 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

SECOND 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

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 SECOND 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 SECOND publication of this notice is March 7, 2024.

/s/ KELSI 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

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

SECOND 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 SECOND 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 SECOND 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 date of SECOND 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
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legaltteamforlife.com
Secondary E-Mail:
Proserv@legaltteamforlife.com
March 7, 14, 2024 24-00044G

SECOND 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

SECOND 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 SECOND 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 SECOND 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 SECOND 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
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legaltteamforlife.com
Secondary E-Mail:
Proserv@legaltteamforlife.com
March 7, 14, 2024 24-00044G

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

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
andreaburnsesq@gmail.com
March 7, 14, 2024 24-00045G

SECOND 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 27540-7921; 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 SECOND 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
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legaltteamforlife.com
Secondary E-Mail:
Proserv@legaltteamforlife.com
March 7, 14, 2024 24-00043G

SECOND 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)
206	Wilk III, Kenneth
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

SECOND 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

SECOND INSERTION

NOTICE OF FORFEITURE
A 2013 Ford Fusion with VIN#3FA6P0HR6DR292970 was seized for forfeiture by the Flagler County Sheriff's Office on January 15, 2024.

The item(s) were seized at or near Bal-lenger 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
File No. 2023 CP 000210
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 SECOND 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 SECOND 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 SECOND 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



Email your Legal Notice
legal@palmcoastobserver.com

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO.: 2023 12534 CIDL
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JACOB LEE GORDON; FTEPHANY TORRES; CARY W. GORDON; UNKNOWN SPOUSE OF CARY W. GORDON; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated March 7, 2024, entered in Civil Case No.: 2023 12534 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and JACOB LEE GORDON; FTEPHANY TORRES; CARY W. GORDON, are Defendants.

LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 16th day of May, 2024, the following described real property as set forth in said Judgment, to wit:
LOT 2, BLOCK 4, BREEZEWOOD PARK UNIT 7, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN MAP BOOK 39, PAGE 151, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining 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.

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 dis-

capacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 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 INFORMACION JUDICIAL

Dated: March 12, 2024
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
23-50867
March 14, 21, 2024 24-001231

FIRST INSERTION

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

CASE NO.: 2022 10307 CIDL
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. BROOKE T. BENNETT; FLORIDA HOUSING FINANCE CORPORATION; LIVE OAK ESTATES HOMEOWNERS ASSOCIATION OF VOLUSIA COUNTY INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WILLIE S. BENNETT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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. ROTH 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 11 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 20, LIVE OAK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 54, PAGE 136, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS AND AGREEMENTS OF RECORD, IF ANY. TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING
PROPERTY ADDRESS: 956 SPRINGS

LANDING DR, DELTONA, FL 32725
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 REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING 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 711.

Dated this 08 day of March 2024.
By: **/s/ Lindsay Maisonet**
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
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
eservice@decubaslewis.com
20-00497
March 14, 21, 2024 24-001091

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all actions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale date March 29th, 2024 @ 10:00 am
3411 NW 9th Ave Ft Lauderdale FL 33309
39211 1999 Honda VIN#: 2HGFC5627KH551839 Lienor: Gary Yeomans
Honda 752 N Tomoka Farms Rd Daytona Beach 386-253-4478 Lien Amt \$540.00
39212 2012 Honda VIN#: JHMFBAF3XC0001919 Lienor: Gary Yeomans
Honda 752 N Tomoka Farms Rd Daytona Beach 386-253-4478 Lien Amt \$1,042.93

March 14, 2024 24-00031V



FLAGLER COUNTY
flaglerclerk.com
VOLUSIA COUNTY
clerk.org



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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 Ormond Beach Energy Healing located at 20 Raintree lane, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of March, 2024.
Samantha Frost

FIRST INSERTION

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO.: 2023 32524 CICI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BRENDA A. ZALE; UNKNOWN SPOUSE OF BRENDA A. ZALE; INTERCOASTAL TOWNHOMES ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated March 6, 2024, entered in Civil Case No.: 2023 32524 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and BRENDA A. ZALE; UNKNOWN SPOUSE OF BRENDA A. ZALE; INTERCOASTAL TOWNHOMES ASSOCIATION, INC., are Defendants.

LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 24th day of April, 2024, the following described real property as set forth in said Judgment, to wit:

LOT 4, INTERCOASTAL TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 50, PAGE 55, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining 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.

REQUESTS FOR ACCOMMODA-

TIONS 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 adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 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 INFORMACION JUDICIAL

Dated: March 7, 2024
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
23-50820
March 14, 21, 2024 24-001121

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 14, 2024.

Personal Representative:

Nathan D. Neal
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@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
March 14, 21, 2024 24-001211

FIRST INSERTION

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

CASE NO.: 2023 12298 CIDL LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. CHERYL F. FORDE A/K/A CHERYL F. DAVIS AKA CHERYL FOREDEDAVIS, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 15, 2024, and entered in Case No. 2023 12298 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Longbridge Financial, LLC, is the Plaintiff and Cheryl F. Forde a/k/a Cheryl F. Davis aka Cheryl Forededavis, United States of America Acting through Federal Housing Commissioner, Microf, LLC, 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 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK 879, DELTONA LAKES UNIT THIRTY-FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 134 THROUGH 142, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 2930 GILLMAR STREET DELTONA FL 32738
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

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

Dated this 06 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 - 92-010558
March 14, 21, 2024 24-001131

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: 2023 12246 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THOMAS J. DEGERONIMO, III; TERRACE HILL HOMEOWNERS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN SPOUSE OF THOMAS J. DEGERONIMO, III; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, 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. ROTH 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 09 day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT A, BUILDING 11, PHASE V, TERRACE HILL PATIO HOMES, A PHASED CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2546, PAGE 1346, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
PROPERTY ADDRESS: 250 HOMEWOOD AVENUE, DEBARY, FL 32713
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 REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING 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 711.

Dated this 08 day of March 2024.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
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
eservice@decubaslewis.com
23-02411
March 14, 21, 2024 24-001101

FIRST INSERTION

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

File No. 2024 10444 PRDL Division 10 IN RE: ESTATE OF COURTNEY CLARK DUKES CLARK Deceased.

The administration of the estate of Courtney Clark Dukes Clark, deceased, whose date of death was November 17, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 14, 2024.

Personal Representative:

Jerry B. Dukes
665 Muirwood Circle
Ridgeland, Mississippi 39157
Attorney for Personal Representative:
/s/ Wendy A. Mara
Wendy A. Mara, Attorney
Florida Bar Number: 69872
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail:
pmylynt@maralawpa.com
March 14, 21, 2024 24-001151

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.

CASE NO. 2024 10147 CIDL BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, 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 FRANK M. LATOS, JR. AKA FRANK MICHAEL LATOS, JR., DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANK M. LATOS, JR. AKA FRANK MICHAEL LATOS, JR., DECEASED 1024 ABELINE DRIVE DELTONA, FL 32725
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 24, BLOCK 251, DELTONA LAKES UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGES 127 THROUGH 138, 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 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 15 2024, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this 1st day of March 2024.

Laura E Roth
As Clerk of said Court
(SEAL) By /s/ Jennifer M. Hamilton
As Deputy Clerk

Greenspoon Marder, LLP
Default Department
Attorneys for Plaintiff
Trade Centre South, Suite 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309
March 14, 21, 2024 24-001141

FIRST INSERTION

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

File No. 2024 10535 PRDL IN RE: ESTATE OF BEATRICE THARP, Deceased.

The administration of the Estate of BEATRICE THARP, Deceased, whose date of death was June 27, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 14, 2024.

JESSICA E. MCNEIL

Personal Representative:
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Justin Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: jwnajmy@najmythompson.com
Secondary Email:
asamusko@najmythompson.com
March 14, 21, 2024 24-001161

FIRST INSERTION

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

File No. 2023 11922 PRDL IN RE: ESTATE OF HECTOR LUIS MAISONET Deceased.

The administration of the Estate of Hector Luis Maisonet, deceased, whose date of death was May 25, 2003, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 14, 2024.

Personal Representative:

Deborah Nicole Maisonet
4 Jewell Dr.
Salem, New Hampshire 03079
Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
Attorneys for Petitioner
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Facsimile: (727) 290-4044
Email: filings@FLprobatesolutions.com
Secondary:
sandra@FLprobatesolutions.com
March 14, 21, 2024 24-001191

FIRST INSERTION

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

File No. 2024 10349 PRDL IN RE: ESTATE OF DELORES PRISCILLA STURGIS Deceased.

The administration of the estate of DELORES PRISCILLA STURGIS, deceased, whose date of death was October 1, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 14, 2024.

Personal Representative:

/s/ CONSTANCE MCMILLIAN
536 Beach Street
Daytona Beach, Florida 32114
Attorney for Personal Representative:
/s/ Regina Rabitaille, Esquire
E-mail Addresses:
regina.rabitaille@nelsonmullins.com,
helen.ford@nelsonmullins.com
Florida Bar No. 086469
Nelson Mullins
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801
Telephone: (407) 669-4209
March 14, 21, 2024 24-001171

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 11832 PRDL Division 10 IN RE: ESTATE OF GERALDINE HAYWOOD, Deceased.

The administration of the estate of GERALDINE HAYWOOD, Deceased, whose date of death was May 21, 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 14, 2024.

BRIDGETTE

NEWBOLD-WILLIAMS, Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
2900 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 14, 21, 2024 24-001201

SUBSEQUENT INSERTIONS

SECOND 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 24-000961

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



SAVE TIME

Email your Legal Notice
legal@palmcoastobserver.com

TAKE NOTICE

CALL 386-447-9723 TO PLACE YOUR NOTICE TODAY

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2019 31947 CICI
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
EDWARD C TAFT JR, JR. A/K/A EDWARD C. TAFT, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 25, 2024 nunc pro tunc January 10, 2024 in Civil Case No. 2019 31947 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and EDWARD C TAFT JR, JR. a/k/a

Edward C. Taft, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
LOT 53 AND THE EASTERLY 1/2 OF LOT 54, ROWLADERS THIRD ADDITION TO DAYTONA, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 4, PAGE 179, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mcacalla.com
Fla. Bar No.: 146803
23-06882FL
March 14, 21, 2024 24-001221

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2023 11762 CIDL
WELLS FARGO BANK, N.A.
Plaintiff, v.
PHILLIP J. VER HAAR A/K/A PHILLIP J. VERHAAR A/K/A PHILLIP J. HAAR A/K/A PHILLIP J. VER HAAR; VALERIE VER HAAR A/K/A VALERIE E. VERHAAR A/K/A VALERIE VER HARR; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 28, 2023, and the Order Canceling and Rescheduling the Foreclosure Sale entered on February 8, 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 27, BLOCK 1289, DELTONA LAKES UNIT FORTY-FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 289 THROUGH 296, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 830 ALCAN AVE, DELTONA, FL 32738-7144
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on April 09, 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 7th day of March, 2024.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
FL Bar: 1015906
1000008829
March 14, 21, 2024 24-001111

SUBSEQUENT INSERTIONS

SECOND 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:
efiling@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
1000009033
March 7, 14, 2024 24-001031

SECOND 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 SECOND 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 SECOND 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 SECOND 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 24-001011

SECOND 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 11788 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 11788 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., St. 300, Daytona Beach, FL 32114, (386) 257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

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

SECOND 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 SECOND 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 SECOND 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 SECOND 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 24-001001

SECOND 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, GRANTEEES, 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 and 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, GRANTEEES, 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.
GREENSPON 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

SECOND 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 SECOND 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 SECOND 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 SECOND 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
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March 7, 14, 2024 24-000971

SECOND 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 LHOMME MORTGAGE TRUST 2022-RTL3, MORTGAGE-BACKED NOTES, SERIES 2022-RTL3, Plaintiff, v. PREFERRED CHOICE REAL ESTATE INVESTMENTS LLC, a Florida Limited Liability Company; SHARLENE BARHOO, 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 LHOMME MORTGAGE TRUST 2022-RTL3, MORTGAGE-BACKED NOTES, SERIES 2022-RTL3, Plaintiff and PREFERRED CHOICE REAL ESTATE INVESTMENTS LLC, a Florida Limited Liability Company; SHARLENE BARHOO, 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:
fhlreprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 02309248-JMV
March 7, 14, 2024 24-001041

FOURTH 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

SECOND 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 CWHHQ 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 SECOND 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@mcacalla.com
23-08189FL
March 7, 14, 2024 24-001071

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 10336 PRDL
IN RE: ESTATE OF JOHN ALTON WEISKOPFF, Deceased.

The administration of the estate of JOHN ALTON WEISKOPFF, Deceased, whose date of death was November 5, 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 SECOND 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 SECOND 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 SECOND publication of this notice is March 7, 2024.

CRYSTAL BAILEY,
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 24-000991

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

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legal@palmcoastobserver.com