

## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

**NOTICE to CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2024 CP 000093**  
Division 48  
IN RE: THE ESTATE OF:  
VALERIE JUNE NICOLIELLO  
a/k/a VALERIE J. NICOLIELLO  
Deceased.

The administration of the estate of VALERIE JUNE NICOLIELLO, also known as VALERIE J. NICOLIELLO, deceased, whose date of death was June 2, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg.1, Bunnell, FL 32110. The 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.

### FIRST INSERTION

**NOTICE OF INTENT TO DESIGNATE POSITIONS TO SENIOR MANAGEMENT SERVICE CLASS**

Notice is hereby given that the City of Bunnell intends to designate the positions of Senior Intelligence Analyst and Human Resources Manager to the Senior Management Service Class, pursuant to Florida Statutes 121.055.

Positions added to this class must be a managerial or policymaking position filled by an employee who is not subject to a continuing contract and who serves at the pleasure of the local agency employer without civil service protection, and who: (1) heads an organizational unit; or (2) has responsibility to effect or recommend personnel, budget expenditure or policy decisions in his/her areas of responsibility.

April 11, 18, 2024 24-00104F

### FIRST INSERTION

**NOTICE OF PUBLIC SALE:**  
JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 04/23/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 1103 NORTH STATE ST BUNNELL, FL 32110 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 3C4PDCAB4HT637038 2017 DODG KMHTC6AD2HU306142 2017 HYUN

April 11, 2024 24-00109F

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 April 11, 2024.

**Personal Representative:**  
Linda Higginbotham  
27 Prince Anthony Lane  
Palm Coast, Florida 32164

Attorney for Personal Representative:  
MELVIN D. STACK  
Florida Bar No. 297798  
EVERY & STACK  
444 Seabreeze Blvd., Ste 1003  
Daytona Beach, FL 32118  
Telephone: (386) 255-1925  
Facsimile: (386)255-9118  
E-Mail: mel@melstack.com;  
jenea@melstack.com (secondary)  
April 11, 18, 2024 24-00076G

### FIRST INSERTION

**NOTICE OF PUBLIC SALE:**

JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 04/24/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 1103 NORTH STATE ST BUNNELL, FL 32110 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1GNKRHKD0FJ122560 2015 CHEV 5TDMZK23C8S9245593 2009 TOYT JTMWFREV3JD121004 2018 TOYT KLS8CB6SAXMC71167 2021 CHEV SAJDA01D5YGL26350 2000 JAGU WBA3A5G54DNP20383 2013 BMW

April 11, 2024 24-00110F

### 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 Your Treasurers, located at 59 Kathleen Trail, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of April, 2024  
Maryanne Palmieri  
April 11, 2024 24-00112F

### FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
7TH JUDICIAL CIRCUIT IN AND FOR  
FLAGLER COUNTY, FLORIDA  
CASE NO.: **2023 CA 000906**

**CITIZENS BANK, N.A., Plaintiff, vs. KATHALEEN G. RUSSELL; UNKNOWN SPOUSE OF KATHALEEN G. RUSSELL; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment dated February 29, 2024, and entered in Case No. 2023 CA 000906 of the Circuit Court of the 7TH Judicial Circuit in and for Flagler County, Florida, wherein CITIZENS BANK, N.A., is Plaintiff and KATHALEEN G. RUSSELL; UNKNOWN SPOUSE OF KATHALEEN G. RUSSELL; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Office of the Clerk, Flagler County Clerk of the Court will sell via online auction at https://flagler.realforeclose.com at 11:00 a.m. on the 7th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 12, BLOCK 13, OF ROYAL PALMS - SECTION - 32, PALM

### FIRST INSERTION

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

**CASE No. 2023 CA 000597**  
**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MYRA J. COLE, DECEASED, et al., Defendants**

TO: UNKNOWN SPOUSE OF DENISE DREW  
500 EOLA AVENUE  
SUFFOLK, VA 23434  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Flagler County, Florida:  
LOT 10, BLOCK 7, OF PALM COAST, MAP OF WYNNFIELD, SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 32 THROUGH 42, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written de-

COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 10, PAGE(S) 56, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 31 Round Tree Drive, Palm Coast, Florida 32164 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 4/8/2024  
McCabe, Weisberg & Conway, LLC  
By: /s/ Craig Stein  
Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLleadings@mwc-law.com  
File No: 23-400272  
April 11, 18, 2024 24-00079G

fenses, 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, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 3/20/2024.

TOM BEXLEY  
As Clerk of said Court  
(SEAL) By: /s/ Margarita Ruiz  
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  
(36615.0398)  
April 11, 18, 2024 24-00077G

### FIRST INSERTION

**GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, April 18, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

**Grand Haven Community Development District**  
David McInnes, District Manager  
(321) 263-0132, Ext. 193

April 11, 2024 24-00113F

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2024 CP 000174**

Division 48  
IN RE: ESTATE OF  
ROSE C. MINER  
Deceased.

The administration of the estate of Rose C. Miner, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3

### FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on April 5th at 10:00 am the following storage 3135 at Town and Country Self Storage, Bunnell FL, 1 Enterprise Dr. leased to Roosevelt Daniels will be auctioned online at www.storage-treasures.com.

April 11, 2024 24-00111F

### 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 April 11, 2024.

**Personal Representatives:**  
Geraldine A. Viviano  
c/o Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114  
Claire S. Groevant  
c/o Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114

Attorney for Personal Representatives:  
W. Denis Shelley, Attorney  
Florida Bar Number: 273872  
Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 258-0392  
E-Mail: shelley@legacylaw313.com  
Secondary E-Mail:  
troy@legacylaw313.com  
April 11, 18, 2024 24-00078G

## SUBSEQUENT INSERTIONS

### FOURTH INSERTION

**NOTICE OF ACTION INVOLVING REAL ESTATE**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
Case No. **2024-CA-00086**

**DALTON BLACKBURN and EMMARY BLACKBURN, Husband and Wife, v. WILLIAM LEWIS SITTON et al.**  
TO: William Lewis Sitton  
No known address

YOU are hereby notified that a Complaint To Quiet Tax Title has been filed against you regarding the following real property located at 243 County Road 330, Bunnell, Flagler County, Florida and more particularly described as:

Easterly 198 feet of the South One-Half (S 1/2) of Tract 9, Block A, Section 32, Township 12 South, Range 31 East, Bunnell Development Company's Land at Bunnell, according to the map or plat thereof as recorded in Plat Book 1, Page 1, Public Records of Flagler County, Florida

You are required to serve a copy of your written defenses, if any, on plaintiff or plaintiff's attorney:

Ann W. Rogers  
Law Office of Ann W. Rogers P.A.  
6342 Cardinal Crest Drive  
New Port Richey, Florida 34655  
and file the original with the Clerk of the Circuit Court at Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Building #1, Bunnell, Flagler, Florida 32110 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the complaint.

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.

Clerk of the Circuit Court  
Flagler County, Florida  
(SEAL) By: /s/ Amy Perez  
Deputy Clerk  
3/12/2024  
Mar. 21, 28; Apr. 4, 11, 2024 24-00062G

### SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**

IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION  
Case Number: **2023 CP 603**  
IN RE: THE ESTATE OF  
RITA JOY BENNETT  
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 Rita Joy Bennett, Deceased, File Number 2023 CP 603, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL, 32110; that the Decedent's date of death was July 3, 2023; that the total estate consists of the Decedent's personal property worth approximately \$37,758.96; that the names and addresses of those to whom it has been assigned by such order are:  
Aston Bennett, 1 White Dove Lane, Palm Coast, FL 32164  
Andrea Barnes, 372 Franklin Ave., #2D, Brooklyn, NY 11238  
Andre Smallings, 129 Water Tower

### FOURTH INSERTION

**NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION**

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
Case No.: **2023 DR 001064**

**THE MATTER OF: VICTORIA L. DERIE and JOSEPH D. DERIE, Petitioners, v. NICOLLE M. ORR, Respondent.**  
IN RE: ADOPTION OF SCARLETT KATE DERIE, ISABELLA BLUE DERIE AND SOPHIA NICOLE DERIE, Adoptees

TO: Respondent, NICOLLE M. ORR  
YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on William J. Bosch, Esq., Chimento Law, PLLC, whose address is 145 City Place, Suite 301, Palm Coast, FL 32164, on or before 10 days after last publication\*, and file the original with the clerk of this Court at Kim C. Hammond Justice Center, 1769 E. Moody Boulevard, 2nd Floor, Bunnell, Florida 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be

Court, E. Stroudsburg, PA 18301  
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 these claims with the 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 SECOND publication of this notice is April 4, 2024.

**Person Giving Notice:**

Aston Bennett, 1 White Dove Lane, Palm Coast, FL 32164  
By: Stacy Geiger, Esq.  
Florida Bar Number: 0015711  
Geiger Law, PLLC  
Post Office Box 352951  
Palm Coast, FL 32135  
(386) 264-6937 telephone  
Attorney for Petitioner  
stacygeigeresq@yahoo.com  
April 4, 11, 2024 24-00070G

entered against you for the relief demanded in the petition.

The minor children are identified as follows:

Name, Date of Birth, Place of Birth  
Scarlett Kate Derie, 02/01/2006,  
Gouverneur, New York  
Isabella Blue Derie, 10/31/2007,  
Watertown, New York  
Sophia Nicole Derie, 03/07/2009,  
Fort Benning, Georgia  
Physical Description of Respondent:  
Age: 46 years  
Race: Mixed (White/African American)  
Hair Color: Brown  
Eye Color: Green  
Approximate Height: 5'5"  
Approximate Weight: 160 lbs.  
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 addresses on record at the clerk's office.

Dated: 3/18/2024  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Jo Rios  
Deputy Clerk  
Mar. 21, 28; Apr. 4, 11, 2024 24-00061G

### SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**

IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION  
Case Number: **2024 CP 120**  
IN RE: THE ESTATE OF  
RUTHANN ROCHELETTE  
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 Ruthann Rochette, Deceased, File Number 2024 CP 120, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL, 32110; that the Decedent's date of death was July 6, 2023; that the total estate consists of the Decedent's personal property worth approximately \$39,192.00; that the names and addresses of those to whom it has been assigned by such order are: Terry Hammond, as the Successor Trustee of the Clifford M. Rochette and Ruth A. Rochette Revocable Trust, dated May 27, 2002, as amended on June 9, 2015, 90 King John Drive, Woodbine, GA 31569.

### FOURTH INSERTION

**NOTICE OF ACTION FOR PUBLICATION**

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
CASE NO.: **2023 DR 001162**  
DIVISION NO.: 47

**In the Matter of the Adoption of: S.M.L. and O.J.L. Adoptee(s).**  
TO: TONY KEEN  
Race: Caucasian  
Eye color: Brown  
Hair color: Bald with brown/black beard  
Height: 5'5" - 5'6"  
Age: 43  
And Any Unknown Putative Birth Fathers  
The minor children's date of birth are 12/01/09 for S.M.L., born in West Virginia, and 12/27/2013 for O.J.L., born in Texas, respectively. Birth Mother is Hispanic, 5'3", brown hair and eyes, olive complexion, 44

years old.

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and you are required to serve a copy of your written defenses, if any, to on Jean M. Dwyer, Esquire, 170 E. Granada, O.B., FL 32176 and file the original with the clerk of this court on or before 10 days after last publication\* at 1769 E. Moody Blvd, Bldg.1, Bunnell, FL 32110, Courtroom 403; otherwise a default will be entered and a judgment terminating your parental rights and granting of the adoption of stepparent of the minor children. There will be a hearing on the Joint Petition for Adoption by Stepparent on May 1, 2024 at 8:30 A.M. before Judge Christopher France, at 1769 E. Moody Blvd., Bldg. 1, Courtroom 403, Bunnell, FL 32110.

Dated this 18 day of MARCH, 2024.

CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Jo Rios  
Deputy Clerk  
Mar. 21, 28; Apr. 4, 11, 2024 24-00063G

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 these claims with the 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 SECOND publication of this notice is April 4, 2024.

**Person Giving Notice:**

Terry Hammond, 90 King John Drive, Woodbine, GA 31569  
By: Stacy Geiger, Esq.  
Florida Bar Number: 0015711  
Geiger Law, PLLC  
Post Office Box 352951  
Palm Coast, FL 32135  
(386) 264-6937 telephone  
Attorney for Petitioner  
stacygeigeresq@yahoo.com  
April 4, 11, 2024 24-00073G



**SAVE TIME**  
Email your Legal Notice  
Bonnie@observerlocalnews.com



## SUBSEQUENT INSERTIONS

### SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
**Case No.: 2024 CP 000137**  
**Division: 48**  
**IN RE: The Estate of: DEREK ARLINGTON NURSE, Deceased.**

The administration of the estate of DEREK ARLINGTON NURSE, deceased, Case Number 2024 CP 000137, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110. The name of the Petitioner and the name and address and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 persons having claims or demands against

decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION §733.702, FLORIDA STATUTE 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
The date of the SECOND publication of this Notice is 04/02/2024.

/s/ Frances Strong Nurse  
**Frances Strong Nurse**  
WOODARD & FERGUSON, P.A.  
/s/ David L. Ferguson  
David L. Ferguson, Esquire  
FL Bar No.: 353655  
10 Vining Court  
Ormond Beach, FL 32176  
Telephone: (386) 677-0822  
Primary Email:  
dferguson@ormondlawfirm.com  
THIRDary Email:  
paralegal@ormondlawfirm.com  
Attorney for Petitioner  
April 4, 11, 2024 24-00075G

### SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024 CP 000063**  
**Division: PROBATE**  
**IN RE: ESTATE OF PETER CAMPBELL GRAY, A/K/A PETER C. GRAY, 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 PETER CAMPBELL GRAY, A/K/A PETER C. GRAY, deceased, File Number 2024 CP 000063, by the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Building #1, Bunnell, FL 32110; that the decedent's date of death was March 30, 2023; that the total value of the estate is \$42,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
David S. Gray 3902 Carriage Hill Crestwood, KY 40014  
Michael S. Gray 3902 Carriage Hill Crestwood, KY 40014

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 April 4, 2024.

**Persons Giving Notice:**  
**David S. Gray**  
3902 Carriage Hill  
Crestwood, KY 40014  
**Michael S. Gray**  
3902 Carriage Hill  
Crestwood, KY 40014  
Attorney for Persons Giving Notice  
/s/Chyenne R. Young  
Florida Bar Number: 00515299  
WOTITZKY, WOTITZKY, ROSS & YOUNG, P.A.  
1107 W. Marion Avenue, Unit #111  
Punta Gorda, FL 33950  
Telephone: (941) 639-2171  
Fax: (941) 639-8617  
E-Mail: cyoung@wotitzky.com  
THIRDary E-Mail:  
jackie@wotitzky.com  
April 4, 11, 2024 24-00071G

### SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024 CP 000054**  
**Division 48**  
**IN RE: ESTATE OF DENNIS JAMES KENNY, Deceased.**

The administration of the estate of DENNIS JAMES KENNY, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

mands 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 April 4, 2024.

**MICHAEL JOHN KENNY**  
**Personal Representative**  
3475 Bitters Br,  
Leland, NC 28451  
RANDELL C. DOANE, Esq.  
Attorney for Personal Representative  
Florida Bar No. 315321  
Doane & Doane, P.A.  
2979 PGA Boulevard, Ste. 201  
Palm Beach Gardens, FL 33410  
Telephone: 561-656-0200  
Email: rdoane@doanelaw.com  
THIRDary Email: jsoffler@doanelaw.com;  
cm6@shalloway.com  
April 4, 11, 2024 24-00072G

### SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA  
**CASE NO.: 2023-CP-1753**  
**DIVISION: PR-B**  
**IN RE: ESTATE OF: BARBARA CRUZ LAWSON Deceased.**

The administration of the estate of BARBARA CRUZ LAWSON, deceased, whose date of death was June 5, 2023, is pending in the Circuit Court for Duval County, Florida, Probate Division, the address of which is 501 W. Adams St., Jacksonville, FL 32202. 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

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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and

the 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 April 4, 2024.

/s/**Gerald Patrick Lawson**  
**Personal Representative**  
4428 Blakeley Court  
Jacksonville, FL 32257  
/s/ Jennifer Akin

Jennifer Akin, Esq.  
Florida Bar No. 113117  
6045 AIA S.  
St. Augustine, FL 32080  
Phone: (904) 320-0011  
jennifer@jakinlaw.com  
Attorney for Petitioner  
April 4, 11, 2024 24-00074G

## VOLUSIA COUNTY LEGAL NOTICES

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-10408 PRDL**  
**Division 10**  
**IN RE: ESTATE OF WALTER GERARD WALWORTH A/K/A WALTER G. WALWORTH, Deceased.**

The administration of the estate of WALTER GERARD WALWORTH A/K/A WALTER G. WALWORTH, deceased, whose date of death was November 18, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth 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: April 11, 2024.

Signed on this 8th day of April, 2024.

/s/ **PETER WALWORTH**  
**Personal Representative**  
1268 Flintlock Drive  
Daytona Beach, FL 32119  
/s/ R. KEVIN KOREY, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 89108  
ROBERT KIT KOREY, P.A.  
595 W. Granada Blvd., Suite A  
Ormond Beach, FL 32184  
Telephone: (386) 677-3431  
Email: Kevin@koreylawpa.com  
Secondary Email:  
Michele@koreylawpa.com  
April 11, 18, 2024 24-001661

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 2023 11107 CIDL**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MANUELA N. BAIN, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 01, 2024, and entered in 2023 11107 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MANUELA N. BAIN; KENNETH MILES BAIN III are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 02, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 713, DELTONA LAKES UNIT THIRTY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 92-95, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 1333 STILLWATER AVE, DELTONA, FL 32725

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 5 day of April, 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: fmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
22-062293 - NaP  
April 11, 18, 2024 24-001671

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.  
**CASE NO. 2022 11900 CIDL**  
**FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. DEVONNA HALCOMB AKA DEVONNA K. HALCOMB, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022 11900 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for VOLUSIA County, Florida, wherein, FINANCE OF AMERICA REVERSE LLC, Plaintiff, and DEVONNA HALCOMB AKA DEVONNA K. HALCOMB, et al., are Defendants, Clerk of the Court, Laura E. Roth, will sell to the highest bidder for cash at WWW.VOLUSIA.REALFORECLOSE.COM, at the hour of 11:00 AM, on the 14th day of May, 2024, the following described property:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 30 EAST, EXCEPT THE EAST 30 FEET THEREOF, VOLUSIA COUNTY,

April 11, 18, 2024 24-00061V

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-10616-PRDL**  
**Division 10**  
**IN RE: ESTATE OF BRUCE MARVIN BAKER Deceased.**

The administration of the estate of Bruce Marvin Baker, deceased, whose date of death was January 24, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 11, 2024.

**Personal Representative:**  
**Kathleen Marie Baker**  
2156 Lake Hires Rd.  
Deleon Springs, FL 32130  
Attorney for Personal Representative:  
Mark A. James  
FBN: 22619  
Law Office of Mark Andrew James, P.L.L.C.  
101 N. Woodland Blvd, Suite 305  
DeLand, FL 32720  
Telephone: (386) 279-6006  
E-Mail: mjames@attorneymarkjames.com  
jones@attorneymarkjames.com  
Attorney for Personal Representative  
April 11, 18, 2024 24-001681

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 April, 2024.  
GREENSPOND 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  
22-000431 (344071932) / JSchwartz  
April 11, 18, 2024 24-001631

### FIRST INSERTION

**NOTICE OF ACTION (formal notice by publication)**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2022 13140 PRDL**  
**Division 10**

**IN RE: ESTATE OF LEWIS H. TOMLIN, JR., aka LEWIS TOMLIN Deceased.**

TO: LORIE A. CAMERON  
Address unknown  
PAULA CAMERON  
Address unknown  
LISA CAMERON  
Address unknown  
MARIE CAMERON  
Address unknown  
DARLEEN CAMERON  
Address unknown

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Edward A. Dimayuga, Legacy Law Associates, P.L., 313 S. Palmetto Avenue, Daytona Beach, FL 32114 on or before May 20, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 5th day of April, 2024.

Laura E Roth  
CLERK OF THE CIRCUIT COURT  
BY: /s/ Karen Stencil  
DEPUTY CLERK  
Apr. 11, 18, 25; May 2, 2024 24-001691

### FIRST INSERTION

**NOTICE OF ACTION FOR PUBLICATION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**Case No.: 18-DR-003398**  
**Division: R**

**IN THE FORMER MARRIAGE OF: PATRICIA LOUISE DESMARAIS (n/k/a CLEMENT), Petitioner, and RICHARD DESMARAIS, Respondent**

TO: RICHARD DESMARAIS

YOU ARE NOTIFIED that an action for enforcement and / or modification of the Final Judgment of Dissolution of Marriage, including claims for payment of debts, division of real and personal property, and for payments of attorneys fees and litigation costs, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Peter M. Farren, Esquire, of Valrico Law Group, PLLC, Petitioner's attorney, whose address is 3626 Erindale Drive, Valrico, FL 33596, on or before June 15, 2024, and file the original with the clerk of this court at HILLSBOROUGH County Courthouse, Tampa, Hillsborough County, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 this day of April, 2024.

CLERK OF THE CIRCUIT COURT  
By: Deputy Clerk  
Apr. 11, 18, 25; May 2, 2024 24-001731

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**FILE NO: 2023-11241-PRDL**  
**Division: 10**  
**IN RE: ESTATE OF ALICE LOUISE OLMSTED BURT a/k/a ALICE LOUISE BURT Deceased.**

The administration of the Estate of ALICE LOUISE OLMSTED BURT, deceased, whose date of death was 04/11/2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the 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 April 11, 2024.

/s/ **VIRGINIA L. WOLFE**  
**Personal Representative**  
16 Talaquah Blvd  
Ormond Beach, FL 32174

/s/ DAVID A. BURT  
Attorney for Personal Representative  
Florida Bar No.: 197955  
Hawkins, Hawkins & Burt, LLP  
501 South Ridgewood Avenue  
Daytona Beach, FL 32114  
Telephone: (386) 252-4499  
davidburt@hawkinsandburt.com  
laura@hawkinsandburt.com  
April 11, 18, 2024 24-001701

### 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 auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date May 3 rd , 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39391 2016 Jeep VIN#: 1C4PJL3B3GW293684 Lienor: Gary Yeoman's Ford 1420 N Tomoka Farms Rd Daytona Beach 386-253-7031 Lien Amt \$2,058.31

April 11, 2024 24-00059V

### FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO.: 2024 10481 CIDL**

**WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT3, Plaintiff, vs. IVETTE MCNAB A/K/A IVETTE R. MCNAB A/K/A IVETTE MCNABB; UNKNOWN SPOUSE OF IVETTE MCNAB A/K/A IVETTE R. MCNAB A/K/A IVETTE MCNABB; CITY OF DELTONA, FLORIDA, Defendant(s).**

TO: Ivette McNab a/k/a Ivette R. McNab a/k/a Ivette McNabb  
Residence Unknown  
Unknown Spouse of Ivette McNab a/k/a Ivette R. McNab a/k/a Ivette McNabb  
Residence Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 14, BLOCK 808, DELTONA LAKES, UNIT THIRTY-TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 101 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Street Address: 2824 Corrigan Drive, Deltona, Florida 32738

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before May 20, 2024, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on April 5, 2024.

Laura E Roth  
CLERK OF THE CIRCUIT COURT  
By: /s/ Shawnee S. Smith  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#: 23-400325  
April 11, 18, 2024 24-001711

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The Observer delivered to your driveway



SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-10445-PRDL  
IN RE: ESTATE OF  
FRANCIS JOSEPH NUNNERY, JR.,  
a/k/a FRANCIS J. NUNNERY, JR.,  
Deceased.

The administration of the estate of deceased whose date of death was November 18, 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, File Number 2024-10445-PRDL. 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, who have claims or demands against decedent's estate, including unmaturing, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF SECOND PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE SECOND PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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.

SECOND DATE OF PUBLICATION OF THIS NOTICE IS April 4, 2024.

**Personal Representative**  
Megan McKinnon  
1735 Peachtree Street N.E.  
Unit 409  
Atlanta, Georgia 30309  
Personal Representative's Attorney  
C. Nick Asma, Esquire  
Asma & Asma, P.A.  
FL Bar No. 43223  
884 South Dillard St.  
Winter Garden FL 34787  
Phone 407-656-5750  
nick.asma@asmapa.com  
April 4, 11, 2024

24-001521

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 10832 PRDL  
Division 10  
IN RE: ESTATE OF  
GREGORY F. FORD  
Deceased.

The administration of the estate of Gregory F. Ford, 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 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE 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 April 4, 2024.

**Personal Representative:**  
/s/ Timothy Brian Ford  
Timothy Brian Ford  
7540 Battle Grove Circle  
Dundalk, MD 21811

Attorney for Personal Representative:  
/s/ Diane A. Vidal  
Diane A. Vidal  
Attorney  
Florida Bar Number: 1008324  
CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: DVIDal@legalteamforlife.com  
THIRDary E-Mail:  
Proserv@legalteamforlife.com  
April 4, 11, 2024

24-001531

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 10867 PRDL  
Division 10  
IN RE: ESTATE OF  
EDITH AVERYT,  
aka EDITH MAE AVERYT  
Deceased.

The administration of the estate of Edith Averyt, also known as Edith Mae Averyt, deceased, whose date of death was November 21, 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 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 April 4, 2024.

**Personal Representative:**  
Dennis E. Averyt  
c/o Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114

Attorney for Personal Representative:  
Robert M. Holland  
Attorney  
Florida Bar Number: 938998  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 868-5371  
E-Mail: holland@legacylaw313.com  
THIRDary E-Mail:  
linda@legacylaw313.com  
April 4, 11, 2024

24-001571

SECOND INSERTION

**NOTICE OF CLERK'S SALE**  
IN THE COUNTY COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2023-42195-COCI  
YORKTOWNE ESTATE  
CONDOMINIUM ASSOCIATION,  
INC.,  
Plaintiff, vs.  
JUSTIN A. KOTAN,  
Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated April 1st, 2024, Case Number 2023-42195-COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which YORKTOWNE ESTATE CONDOMINIUM ASSOCIATION, INC. is the Plaintiff, and JUSTIN A. KOTAN is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 20th day of May, 2024 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure: Unit 304, Yorktowne Estate Condo, per OR 3849, Page 3080, Public Records of Volusia County, Florida. Parcel ID No. 53311003040  
Property address: 1601 Big Tree Road, Unit 304, Daytona Beach, FL 32119  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

**ATTENTION: PERSONS WITH DISABILITIES**

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.

DATED this 2nd day of April, 2024.  
/s/ ROBERT ROBINS, ESQUIRE  
P.O. BOX 1649  
DAYTONA BEACH, FL 32115  
(386) 252-5212  
(386) 252-5713 (FAX)  
FLORIDA BAR NO.: 356026  
RobertRobinsLaw@hotmail.com  
ATTORNEY FOR: PLAINTIFF  
April 4, 11, 2024

24-001581

SECOND INSERTION

**NOTICE OF RESCHEDULED SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
CIVIL ACTION  
CASE NO.: 2023 31822 CICI  
U.S. BANK NATIONAL ASSOCIATION,  
Plaintiff, vs.  
ROBERT BOYD AKA ROBERT F  
BOYD, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 14, 2024 and entered in Case No. 2023 31822 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which U.S. Bank National Association, is the Plaintiff and Robert Boyd aka Robert F. Boyd, Florida Housing Finance Corporation, Unknown Party#1 N/K/A Lisa Taylor, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.volusia.realforeclose.com>, Volusia County, Florida at 11:00AM EST on the May 3, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 16, BLOCK 2, FAIRGLEN, UNIT 4, AS RECORDED IN MAP BOOK 32, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH THAT PART OF LOT 15, BLOCK 2, FAIRGLEN, UNIT 4, AS RECORDED IN MAP BOOK 32, PAGE 2, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 24 DEGREES 54 MINUTES 12 THIRDS WEST ALONG THE WESTERLY LINE OF SAID LOT 15, 9.50 FEET; THENCE SOUTH 46 DEGREES

51 MINUTES 05 THIRD EAST 10.42 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF TRACY CIRCLE; THENCE ALONG THE ARC OF THE CURVE, THROUGH A CENTRAL ANGLE OF 4 DEGREES 58 MINUTES 02 THIRDS WITH A RADIUS OF 45.00 FEET, FOR 3.90 FEET TO THE POINT OF BEGINNING.  
A/K/A 916 TRACY ST DAYTONA BEACH FL 32117

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

**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 29 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/ Joshua Pasqualone  
Florida Bar #41835  
Joshua Pasqualone, Esq.  
AM - 23-003771  
April 4, 11, 2024

24-001561

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# VOLUSIA COUNTY LEGAL NOTICES

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 10919 PRDL  
Division 10  
IN RE: ESTATE OF  
KENNETH L. MARSHALL,  
aka KENNETH LYLE MARSHALL  
Deceased.

The administration of the estate of KENNETH L. MARSHALL, also known as KENNETH LYLE MARSHALL, deceased, whose date of death was December 15, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth 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: April 11, 2024.

Signed on this 8th day of March, 2024.  
/s/ STEVEN G. MARSHALL  
Personal Representative  
2626 North Farwell Avenue  
Milwaukee, WI 53211  
/s/ William E. Gaylor, III  
Attorney for Personal Representative  
Florida Bar No. 0834350  
Muirhead, Gaylor, Steves & Waskom, P.A.  
901 Ridgewood Avenue  
Venice, FL 34285  
Telephone: 941-484-3000  
Email: chp.gaylor@mgsvlaw.com  
Secondary Email:  
beth.waskom@mgsvlaw.com  
April 11, 18, 2024 24-001591

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-11224-PRDL  
Division 10  
IN RE: ESTATE OF  
JEFFREY A. BOUFFORD  
Deceased.

The administration of the estate of JEFFREY A. BOUFFORD, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 11, 2024.

Personal Representative:  
Timothy Boufford  
2 Lyman Avenue Unit 12  
Saco, ME 04072  
Attorney for Personal Representative:  
Mark A. James  
FBN: 22619  
Law Office of Mark Andrew James,  
P.L.L.C.  
101 N. Woodland Blvd, Suite 305  
DeLand, FL 32720  
Telephone: (386) 279-6006  
E-Mail: mjames@attorneymarkjames.com  
jjones@attorneymarkjames.com  
Attorney for Petitioner  
April 11, 18, 2024 24-001601

Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 45 days after the first publication of this notice, either before 5/17/2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096, 101 N. Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Date: April 2, 2024

Laura E Roth  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Shawnee S. Smith  
Deputy Clerk of the Court  
Tromberg, Morris & Poulin, PLLC  
attorneys for Plaintiff  
600 West Hillsboro Boulevard, Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 23-001932/2023 12833  
CIDL/FCI  
April 11, 18, 2024 24-001641

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
CASE NO. 2024 10690 CICI  
CARRINGTON MORTGAGE SERVICES LLC,  
Plaintiff, vs.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANICE M. FALSETTI A/K/A JANICE FALSETTI, DECEASED, et. al.  
Defendant(s),  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANICE M. FALSETTI A/K/A JANICE FALSETTI, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
TO: SEAN HUFF,  
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 248, GEORGETOWN SUBDIVISION, UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGE 105, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF RECORDS.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 5/17/2024/(45 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of this Court at County, Florida, this 2nd day of April, 2024

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION  
CASE NO. 2023 32805 CICI  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL A. DEW, DECEASED; JORDAN ANTOINE HAMILTON; BRANDY LACHELLE HAMILTON; STATE OF FLORIDA; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; CITY OF DAYTONA BEACH, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,  
Defendant(s)  
To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL A. DEW, DECEASED (LAST KNOWN ADDRESS) 605 VAN NESS ST DAYTONA BEACH, FLORIDA 32114  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 57, KINGSTON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGE 244 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
a/k/a 605 VAN NESS ST, DAYTONA BEACH, FLORIDA 32114

Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
23-00885 NML  
April 11, 18, 2024 24-001721

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 18, HIBISCUS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 116, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
A/K/A 436 ALAMANDA STREET 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.  
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 29 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.  
AM - 23-004272  
April 4, 11, 2024 24-001551

Substantive assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-955-8770 (V) (Via Florida Relay Services).  
WITNESS my hand and the seal of this Court this 8 day of April, 2024.  
LAURA E. ROTH  
As Clerk of the Court  
(SEAL) By /s/ Jennifer M. Hamilton  
As Deputy Clerk

## 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 31914 CICI  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, LEATRIS E. BEVANS AKA LEATRIS ELIZABETH BEVANS AKA LEATRIS BEVANS, DECEASED, et al,  
Defendant(s).  
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 13, 2024, and entered in Case No. 2023 31914 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which NATIONSTAR Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Leatris E. Bevans aka Leatris Elizabeth Bevans aka Leatris Bevans, deceased, Jennyya Yvonne Leach-Bell, Keith Michael Robertson, Jr., aka Keith M. Robertson, Jr., The City of Daytona Beach, 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 May 3, 2024 the following described property as set forth in said Final Judgment of Foreclosure:  
April 4, 11, 2024 24-00056V

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 4/19/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 DODG HS 0362A & 0362B . Last Tenants: LYNN PORTER GIBSON, LAURA GESGOW AND UNKNOWN PARTY OR PARTIES IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.  
April 4, 11, 2024 24-00056V

April 4, 11, 2024 24-00056V

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-10527 PRDL  
Division 10  
IN RE: ESTATE OF  
MURIEL ANN VAN DOMMELEN  
A/K/A MURIEL A. VAN DOMMELEN,  
Deceased.

The administration of the estate of MURIEL ANN VAN DOMMELEN A/K/A MURIEL A. VAN DOMMELEN, deceased, whose date of death was April 4, 2023; File Number 2024-10527 PRDL, 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 representatives 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: April 11, 2024.

Signed on this 8 day of February, 2024.  
/s/ CRAIG J. VAN DOMMELEN  
Personal Representative  
265 Astor Drive  
Las Cruces, New Mexico 88001  
/s/ LISA MARIE VAN DOMMELEN  
Personal Representative  
202 Stonebridge Court  
Maysville, NC 28555  
/s/ ROBERT KIT KOREY, ESQUIRE  
Attorney for Personal Representatives  
Florida Bar No. 147787  
ROBERT KIT KOREY, P. A.  
595 W. Granada Blvd., Suite A  
Ormond Beach, FL 32174  
Telephone: (386) 677-3431  
Email: Kit@koreylawpa.com  
Secondary Email:  
Michele@koreylawpa.com  
April 11, 18, 2024 24-001611

# SUBSEQUENT INSERTIONS

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-10507 PRDL  
Division 10  
IN RE: ESTATE OF  
BRIAN NELSON MCCLURE A/K/A BRIAN MCCLURE,  
Deceased.

The administration of the estate of BRIAN NELSON MCCLURE A/K/A BRIAN MCCLURE, deceased, whose date of death was November 1, 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 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: April 4, 2024.  
Signed on this 1st day of April, 2024.  
/s/ KIMBERLY DALTON  
KIMBERLY DALTON A/K/A KIMBERLY A/K/A KIMBERLY M. DALTON  
Personal Representative  
1126 Charwood Lane  
Hixson, TN 37343  
/s/ R. KIT KOREY  
R. KEVIN KOREY, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 89108  
ROBERT KIT KOREY, P. A.  
595 W. Granada Blvd., Suite A  
Ormond Beach, FL 32184  
Telephone: (386) 677-3431  
Email: Kevin@koreylawpa.com  
THIRDary Email:  
Michele@koreylawpa.com  
April 4, 11, 2024 24-001541

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
FILE NO.: 2024-10627-PRDL  
DIVISION: 10  
IN RE: ESTATE OF PETER JON FRANK, SR.  
a/k/a Peter J. Frank, Sr.  
a/k/a Peter Jon Frank  
a/k/a Peter J. Frank,  
Deceased.  
The administration of the estate of PETER JON FRANK, SR., deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the 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 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 April 4, 2024.  
/s/ Elzbieta Frank  
ELZBIETA FRANK  
Personal Representative  
30 Sterling Circle  
Ormond Beach, FL 32174  
/s/ Adam Warren  
ADAM WARREN  
Florida Bar No. 940501  
Hawkins, Hawkins & Burt, LLP  
501 South Ridgewood Avenue  
Daytona Beach, Florida 32114  
adamwarren@hawkinsandburt.com  
laura@hawkinsandburt.com  
April 4, 11, 2024 24-001501

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 2024-10627-PRDL  
DIVISION: 10  
IN RE: ESTATE OF PETER JON FRANK, SR.  
a/k/a Peter J. Frank, Sr.  
a/k/a Peter Jon Frank  
a/k/a Peter J. Frank,  
Deceased.  
The administration of the estate of PETER JON FRANK, SR., deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the 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 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 April 4, 2024.  
/s/ Elzbieta Frank  
ELZBIETA FRANK  
Personal Representative  
30 Sterling Circle  
Ormond Beach, FL 32174  
/s/ Adam Warren  
ADAM WARREN  
Florida Bar No. 940501  
Hawkins, Hawkins & Burt, LLP  
501 South Ridgewood Avenue  
Daytona Beach, Florida 32114  
adamwarren@hawkinsandburt.com  
laura@hawkinsandburt.com  
April 4, 11, 2024 24-001501

**SAVE TIME**  
Email your Legal Notice  
Bonnie@observerlocalnews.com

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.  
CASE NO. 2023 12833 CIDL  
NEXTRES, LLC,  
PLAINTIFF, VS.  
JESSICA AND VINCENT BRISCOE, INC., ET AL.  
DEFENDANT(S).  
To: VINCENT BRISCOE  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 104 N Park Place, Edgewater, FL 32132  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida:  
THE NORTH 58 FEET OF THE EAST 1/2 OF LOT 4 "O", AND THE NORTH 58 FEET OF THE WEST 1/2 OF LOT 4 "P", ASSESSOR'S SUBDIVISION OF THE G. ALVAREZ GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 137, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro

## FIRST INSERTION

mands 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 April 4, 2024.  
Personal Representative:  
Patricia Ann Connell  
c/o Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Attorney for Personal Representative:  
W. Denis Shelley  
Attorney  
Florida Bar Number: 273872  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 258-0392  
E-Mail: shelley@legacylaw313.com  
THIRDary E-Mail:  
linda@legacylaw313.com  
April 4, 11, 2024 24-001511

## FOURTH INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**  
To: Steven Perry  
Case No.:  
CD202307240/D 1926342/ 3301568  
An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
March 21, 28; April 4, 11, 2024 24-001301

## FOURTH INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**  
To: Ajee N. Barnes  
Case No.: CD202310002/G 3303027  
An Administrative Complaint to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
March 21, 28; April 4, 11, 2024 24-001301

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 10515 PRDL  
Division 10  
IN RE: ESTATE OF  
KEVIN MASTERS,  
aka KEVIN MICHAEL MASTERS  
Deceased.  
The administration of the estate of Kevin Masters, also known as Kevin Michael Masters, deceased, whose date of death was November 15, 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 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.

## FOURTH INSERTION

**NOTICE OF ADMINISTRATIVE COMPLAINT**  
To: Steven Perry  
Case No.:  
CD202307240/D 1926342/ 3301568  
An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
March 21, 28; April 4, 11, 2024 24-001291