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THURSDAY, JUNE 20, 2024

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 7/5/2024 at 10:30 am, the following vehicle will be sold at public auction pursuant to F.S. 715.109. 2003 HOND ACCORD SILVER #1HGC-M56353A022916 TAG# NSLC71 . Last Tenants: LAURA ANN KOWALSKY and all unknown parties beneficiaries heirs . Sale to be at LACOSTA PROPERTY LLC, 1275 LA COSTA VILLAGE BLVD, PORT ORANGE, FL 32129. 813-241-8269.

June 20, 27, 2024 24-00091V

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 12064 PRDL
Division: 10
IN RE: ESTATE OF
BARBARA STEWART BLANKENSHIP,
aka **BARBARA BLANKENSHIP**
Deceased.

The administration of the estate of BARBARA STEWART BLANKENSHIP, also known as BARBARA BLANKENSHIP, deceased, whose date of death was May 5, 2024, 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 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: June 20, 2024.

Signed on this day of, 6/12/2024.
BEVERLY L. STEWART
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
June 20, 27, 2024 24-003051

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2024 11568 PRDL
DIVISION: 10
IN RE: ESTATE OF
DIANE F. SIEK,
Deceased.

The administration of the estate of DIANE F. SIEK, deceased, whose date of death was February 26, 2024, 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 June 20, 2024.

DocuSigned by: /s/ Corey Siek,
Personal Representative
921 Jasmine Avenue
Holly Hill, FL 32117
/s/ FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
June 20, 27, 2024 24-003101

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FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 7/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1977 LIBT HS L02110319 . Last Tenants: RITA JANE ABLE AKA JANE ABLE and all unknown parties beneficiaries heirs . Sale to be at WHAT BOX SON LLC DBA RAMAR MOBILE HOME PARK, 1930 S RIDGEWOOD AVE, SOUTH DAYTONA, FL 32119. 321-213-0825.

June 20, 27, 2024 24-00093V

FIRST INSERTION
NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-11993-PRDL
Division: Probate
IN RE: ESTATE OF
DAVID A. WALLS,
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 David A. Walls, deceased, File Number 2024-11993-PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724, that the decedent's date of death February 11, 2024; that the total value of the estate is approximately \$19,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

David A. Walls Trust Dated December 8, 2011

Jeffrey W. Walls, trustee
609 Springbrook Drive
Palmyra, PA 17078

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 June 20, 2024.

Person Giving Notice:
/s/ Jeffrey W. Walls
609 Springbrook Drive
Palmyra, PA 17078
Attorney for Person Giving Notice:
/s/ Attorney for Petitioner
Name: Christina M. Mermigas
Email Address: cmermigas@chuhak.com
Florida Bar No. 0109190
Address: 120 S. Riverside Plaza, Suite 1700
Chicago, Illinois 60606
Telephone: 312-855-4354
June 20, 27, 2024 24-003061

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2024 11516 PRDL
DIVISION: 10
IN RE: ESTATE OF
ROBERT WILLIAM COONS
a/k/a **ROBERT W. COONS,**
Deceased.

The administration of the estate of ROBERT WILLIAM COONS a/k/a ROBERT W. COONS, deceased, whose date of death was August 30, 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 June 20, 2024.

DocuSigned by:
/s/ Krista Abac-Ordonez,
Personal Representative
658 Earl Godwin Road
Freeport, FL 32439
/s/ FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
June 20, 27, 2024 24-003111

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 7/5/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1988 PALM HS PH091949A & PH091949B . Last Tenants: LAURA ANN KOWALSKY and all unknown parties beneficiaries heirs . Sale to be at LACOSTA PROPERTY LLC, 1275 LA COSTA VILLAGE BLVD, PORT ORANGE, FL 32129. 813-241-8269.

June 20, 27, 2024 24-00092V

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. 2024 10028 CICI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
BRENDA A. THOMAS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 05, 2024 in Civil Case No. 2024 10028 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Brenda A. Thomas, 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 10th day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 872, Waters Edge - Phase VIII, according to the map or plat thereof, as recorded in Map Book 48, Page 205 through 207, inclusive, 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: MRService@mcacalla.com
Fla. Bar No.: 146803
23-08796FL
June 20, 27, 2024 24-003071

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 12044 PRDL
IN RE: ESTATE OF
DOLLY B. CLYMAN
Deceased.

The administration of the Estate of DOLLY B. CLYMAN, Deceased, whose date of death was April 26, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is: 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2024.

Personal Representative:
PAULA CLYMAN
1516 76th Avenue N
St. Petersburg, FL 33702
Attorney for Personal Representative:
JEFFREY A. EISEL, ESQUIRE
FBN 92365
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email: jeisel@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
June 20, 27, 2024 24-003121

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 31921 CICI
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
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 BECKY FRANKLIN
F/K/A BECKY S. JONES A/K/A BECKY
S. FRANKLIN, DECEASED; JESSE
CARR; JOSHUA JONES; JASON
JONES; UNKNOWN PERSON(S)
IN POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 5, 2024 and entered in Case No. 2023 31921 CICI, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and 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 BECKY FRANKLIN F/K/A BECKY S. JONES A/K/A BECKY S. FRANKLIN, DECEASED; JESSE CARR; JOSHUA JONES; JASON JONES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.

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.: 2024 10675 CIDL
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF JOHN G. LATCHFORD A/K/A
JOHN GEORGE LATCHFORD; ERIC
KELLY; 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 08 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 574, DELTONA LAKES UNIT TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 7 THROUGH 10, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 580 TRADEWINDS DR, DELTONA, FL 32738
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

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.

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
24-00276
June 20, 27, 2024 24-003131

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 1238 CICI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-5,
Plaintiff, vs.
UNKNOWN HEIRS OF ROY D. GORSKI A/K/A ROY GORSKI, ET AL.
Defendants

To the following Defendant(s):
UNKNOWN HEIRS OF ROY D. GORSKI A/K/A ROY GORSKI (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
UNKNOWN BENEFICIARIES OF THE TRUST AGREEMENT DATED JANUARY 22, 2008 (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 1319 HILLCREST DR., DAYTONA BEACH, FL 32114
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 83, DOUGLAS PARK NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 65, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
A/K/A 1319 HILLCREST DRIVE, DAYTONA BEACH FLORIDA 32114
has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before July 25 2024 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. This notice is provided to Administrative Order No. 2065.

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. 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, 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 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 person con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administracion Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 dias de antelacion de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacion si la cita de comparecencia esta dentro de un plazo menos de 7 dias ; si usted tiene una discapacidad del habla o del oido, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
WITNESS my hand and the seal of this Court this 10 day of June, 2024.
Laura E. Roth
VOLUSIA COUNTY
CLERK OF COURT
(SEAL) By/ s/ Jennifer M. Hamilton
As Deputy Clerk
J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE,
SUITE #110
DEERFIELD BEACH, FL 33442
PHH19467-24/cam
June 20, 27, 2024 24-003141

FIRST INSERTION
REALFORECLOSE.COM, at 11:00 A.M., on July 10, 2024, the following described property as set forth in said Final Judgment, to wit:
LOTS 32 AND 33, BLOCK 3, PLAT OF HIGHLAND TERRACE, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 43, 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.

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 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 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 12th day of June 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.: 23-00558 JPC
June 20, 27, 2024 24-003081

FIRST INSERTION
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 17 day of June 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
24-00276
June 20, 27, 2024 24-003131

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 11939 PRDL
Division: 10
IN RE: ESTATE OF
EILEEN L. GRIMINGER
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 Eileen L. Griminger, deceased, File Number 2024 11939 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was April 6, 2024; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Gregory Lee Frahm and Brian Alan Frahm, as Co-trustees of the Eileen L. Griminger Living Trust dated August 23, 2005
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 20, 2024.

Person Giving Notice:
Gregory Lee Frahm
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Brian Alan Frahm
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Person Giving Notice
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) 868-5371
E-Mail: ed@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
June 20, 27, 2024 24-003151

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. HAAR A/K/A PHILLIP J. VER HARR; VALERIE VER HAAR A/K/A VALERIE E. VER HAAR 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, 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

FIRST INSERTION

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

CASE NO.: 2024 11137 CICI ARC HOME LLC, Plaintiff, vs. DEBRA A. WURDEMAN, et al., Defendants.

TO: KRISTINA BELANGER 2257 OLD KINGS RD, DAYTONA BEACH, FL 32119

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 186: PROPOSED SPRINGWOOD VILLAGE SUBDIVISION UNIT #2 BEING A PART OF LOT 2, BLOCK 16 AND LOT 2, BLOCK 17, DUNLAWTON SUBDIVISION AS SHOWN ON MAP IN DEED BOOK "A", PAGE 187 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 3, BLOCK 16 DUNLAWTON SUBDIVISION AND THE WESTERLY RIGHT OF WAY OF JACKSON STREET, A 30 FOOT RIGHT OF WAY AS SHOWN ON MAP OF DUNLAWTON SUBDIVISION; THENCE SOUTH, 25 DEGREES 46 MINUTES 37 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF JACKSON STREET, A DISTANCE OF 650.47 FEET; THENCE SOUTH 64 DEGREES 13 MINUTES 23 SECONDS WEST, A DISTANCE OF 353 FEET; THENCE SOUTH 25 DEGREES 46 MINUTES 37 EAST, A DISTANCE OF 55 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25 DEGREES 46 MINUTES 37 SECONDS EAST, A DISTANCE OF 58 FEET TO THE NORTHERLY RIGHT OF WAY OF MOONSTONE COURT; THENCE SOUTH 64 DEGREES 13 MINUTES 29 SECONDS WEST, A DISTANCE OF 39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES, A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 25 DEGREES 46 MINUTES 37 SECONDS WEST, ALONG THE TANGENT OF THE PREVIOUS DESCRIBED CURVE AND THE EASTERLY RIGHT OF WAY OF SAID MOONSTONE COURT A DISTANCE OF 33 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 23 SECONDS EAST, A DISTANCE OF 64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT TO USE MOONSTONE CT. AS BEING MORE PARTICULARLY DESCRIBED BELOW: LEGAL DESCRIPTION OF MOON-

STONE COURT ON 85 FEET STRIP OF LAND FOR PARKING AND DRIVEWAY PURPOSES BEING A PART OF PROPOSED SPRINGWOOD UNIT AND BEING DESCRIBED AS FOLLOWS: PART OF LOT 3, BLOCK 16 AND LOT 2, BLOCK 17 AND ALSO A PART OF HARWOOD AVE., DUNLAWTON SUBDIVISION AS SHOWN ON MAP IN DEED "M", PAGE 187. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 16, PREVIOUSLY DESCRIBED THENCE S 25° 46' 37" E ALONG THE WESTERLY R/W OF JACKSON ST., A 30 FOOT R/W AS NOW LAID OUT, A DISTANCE OF 427.47 FEET FOR THE POINT OF BEGINNING; THENCE S 64° 13' 23" W A DISTANCE OF 10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°, A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVE S 25° 46' 37" E, A DISTANCE OF 176 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°, A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°, A RADIUS OF 110 FEET, AN ARC LENGTH OF 172.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVE N 64° 13' 23" E, A DISTANCE OF 10 FEET TO THE SAID WESTERLY R/W OF JACKSON ST.; THENCE N 25° 46' 37" W ALONG SAID R/W, A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING.

DESCRIBED CURVE S 64° 13' 23" W, A DISTANCE OF 357 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°. A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVE N 25° 36' 37" W, A DISTANCE OF 176 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°, A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVE N 64° 13' 23" E, A DISTANCE OF 357 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°, A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 64° 13' 23" E, A DISTANCE OF 10 FEET TO THE SAID WESTERLY RAN OF JACKSON ST.; THENCE N 25° 46' 37" W ALONG SAID R/W, A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before July 29, 2024, a date at least thirty (45) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) 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.

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.

WITNESS my hand and the seal of this Court this 14th day of June, 2024.

LAURA E. ROTH CLERK OF THE CIRCUIT COURT (SEAL) By /s/ Shawnee S. Smith As Deputy Clerk

De Cubas & Lewis, P.A. Attorney for Plaintiff PO BOX 5026 CORAL SPRINGS, FL 33310 23-02476 June 20, 27, 2024 24-003181

FIRST INSERTION

File Number: 2024 12041 PRDL TO WHOM IT MAY CONCERN:

The administration of the estate of Kenneth T. Marks, deceased, whose date of death was April 26, 2024, and the last four digits of whose social security number were 3455, 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 WITHIN 3 MONTHS AFTER THE DATE 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 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.

The Personal Representative is Tina V. Knight, 35150 State Route 3, Carthage, New York, 13619. Attorney for Personal Representative: DAVID H. TREVETT, Florida Bar No. 0057720, 6900 Tavistock Lakes Blvd., Suite 400, Orlando, FL 32827. June 20, 27, 2024 24-003171

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 11727 PRDL IN RE: ESTATE OF LARRY BRUCE CRABTREE, Deceased.

TO: KELLEY ANNE TIFFANY 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: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before July 19 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 3rd day of June, 2024. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Karen Stencil DEPUTY CLERK June 6, 13, 20, 27, 2024 24-002851

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 32675 CICI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. NATHANIEL EDMONDS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 30, 2024, and entered in Case No. 2023 32675 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 Lisa Edmonds, Nathaniel Edmonds, Florida Housing Finance Corporation, Unknown Party #1 N/K/A Nicholas Edmonds, 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 September 27, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 26, GREENBRIAR ESTATES, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 31, PAGE(S) 21, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 2312 GREEN ST SOUTH DAYTONA 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 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 07 day of June, 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. LR - 22-005538 June 13, 20, 2024 24-003201

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 12018 PRDL Division 10 IN RE: ESTATE OF GORDON SCOTT FOSTER Deceased.

The administration of the estate of Gordon Scott Foster, deceased, whose date of death was April 3, 2024, 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 11485 PRDL Division: 10 IN RE: ESTATE OF MARIO J GRAZIANO, Deceased.

The administration of the estate of MARIO J GRAZIANO, 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 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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION UCN: 642024CP011027XXXADL CASE NO.: 24-011027-PRDL IN RE: ESTATE OF JOEL WAYNE BLACKBURN, Deceased.

The administration of the estate of JOEL WAYNE BLACKBURN, Case Number is 24-011027-PRDL pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Volusia County Courthouse, 101 N. Alabama Avenue, DeLand, FL 32724. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons upon whom this notice is served who have objections that challenge the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS

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. 2024 10672 CICI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BEVERLY TOWNSEND, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF PATRICIA E BERGER A/K/A PATRICIA BERGER A/K/A PATRICIA ELAINE BERGER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

A PORTION OF LOT 13, THE WOODLANDS SUBDIVISION, PHASE III, AS RECORDED IN MAP BOOK 35, PAGES 88 AND 89, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, A 60 FOOT RIGHT-OF-WAY, AS A POINT OF BEGINNING, THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODLANDS BOULEVARD, RUNS 00°42'30" W, ALONG THE EASTERLY LINE OF SAID LOT 13 A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, THENCE N 89°17'30" W, ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 42.21 FEET THENCE DEPART-

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 June 13, 2024.

Personal Representative: Patricia Foster-Bissenette 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) 868-5371 E-Mail: ed@legacylaw313.com Secondary E-Mail: paralegal@legacylaw313.com June 13, 20, 2024 24-003001

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: June 13, 2024.

Signed on this day of, 6/7/2024. HOLLY WESTERVELT Personal Representative

Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com June 13, 20, 2024 24-002931

NOTICE ON THEM.

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 served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is June 13, 2024.

Tiffany Wright, Personal Representative Attorney for Personal Representative: Steven W. Moore, Esquire 8240 118th Avenue North, Suite 300 Largo, Florida 33773 Telephone: (727) 395-9300 steven@stevenmoorepa.com FBN:0982660 June 13, 20, 2024 24-002901

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Innovative Financial Solutions paid for the north ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled - and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win!



Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

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SECOND INSERTION

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

Case No. 2020 10402 CIDL
Mortgage Lenders Investment Trading Corporation d/b/a R P Funding f/k/a R P Funding, Inc., Plaintiff, vs. The Unknown Heirs or Beneficiaries of the Estate of Craig F. Lipscomb a/k/a Craig Lipscomb a/k/ Craig Farrel Lipscomb, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020 10402 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Mortgage Lenders Investment Trading Corporation d/b/a R P Funding f/k/a R P Funding, Inc. is the Plaintiff and The Unknown Heirs or Beneficiaries of the Estate of Craig F. Lipscomb a/k/a Craig Lipscomb a/k/ Craig Farrel Lipscomb, Deceased; Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Quick-En Loans, Inc., its successors and assigns; LORENA LIPSCOMB A/K/A LORENA JOHANNA LIPSCOMB; MELANIE MARIE LEDGERWOOD; JOHN RAYMOND LIPSCOMB are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 11th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 9, BLOCK 128, DELTONA LAKES UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE(S) 121 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TAX ID: 813004160090

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
REQUESTS FOR ACCOMODATIONS 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 not 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 Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 4th day of June, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01777
June 13, 20, 2024 24-002951

SECOND INSERTION

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

Case No. 2023 32662 CICI
Freedom Mortgage Corporation, Plaintiff, vs. Michael Ephraim, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 32662 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Michael Ephraim; Unknown Spouse of Michael Ephraim are the Defendants, and Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 17th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT(S) 10 AND 11, BLOCK "A", THOMPSON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 28, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 533864010100
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
REQUESTS FOR ACCOMODATIONS 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 not

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 Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 6th day of June, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01786
June 13, 20, 2024 24-002971

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. 2024 10672 CICI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BEVERLY TOWNSEND, et al., Defendant.

To: UNKNOWN SPOUSE OF JAKE ROGERS
35 KENILWORTH AVENUE
ORMOND BEACH, FL 32174
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:

A PORTION OF LOT 13, THE WOODLANDS SUBDIVISION, PHASE III, AS RECORDED IN MAP BOOK 35, PAGES 88 AND 89, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, A 60 FOOT RIGHT OF-WAY, AS A POINT OF BEGINNING, THENCE DEPARTING THE SOUTHERLY RIGHT OF-WAY LINE OF SAID WOODLANDS BOULEVARD, RUN S 00°42'30" W, ALONG THE EASTERLY LINE OF SAID LOT 13 A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, THENCE N 89°17'30" W, ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 42.21 FEET THENCE DEPART-

ING THE SOUTHERLY LINE OF SAID LOT 13, RUN N 00°36'02" E, A DISTANCE OF 32.66 FEET TO THE CENTERLINE OF A CONCRETE BLOCK WALL (ALSO KNOWN AS A PARTY WALL) THENCE CONTINUE N 00°36'02" E ALONG THE CENTERLINE OF SAID PARTY WALL, A DISTANCE OF 57.14 FEET TO THE TERMINUS OF SAID PARTY WALL, THENCE CONTINUE N 00°36'02" E A DISTANCE OF 35.20 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 13, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, THENCE S 89°17'30" E ALONG THE NORTHERLY LINE OF SAID LOT 13, A DISTANCE OF 42.45 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to file a copy of your written defenses, if any, to, at on Jamie Juster, 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 JUL 22 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of said Court on the 5 day of June, 2024.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
BY: /s/ Jennifer M. Hamilton
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-08912FL
June 13, 20, 2024 24-002991

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 6/28/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1981 CLAR HS FL-FLIAB33793041 . Last Tenants: PAULETTE MICHELE OGONOWSKI and all unknown parties beneficiaries heirs . Sale to be at MHC LIGHTHOUSE POINTE LLC, 155 SPRING DRIVE, PORT ORANGE, FL 32129. 813-282-5925.

June 13, 20, 2024 24-00090V

SECOND INSERTION

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

FILE NO.: 2024 11826 PRDL
DIVISION: 10
IN RE: ESTATE OF D'ANAJAH T'CHELLE ROYAL, Deceased.

The administration of the Estate of Da'Najjah T'Chelle Royal, deceased, whose date of death was April 8, 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 June 13, 2024.

Personal Representative:
LaTiare Singleton
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Murali, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMurali@bja-law.com
June 13, 20, 2024 24-002921

SECOND INSERTION

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

CASE NO.: 2024 10021 CIDL
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JASMINE BRADLEY; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VOLUSIA COUNTY, FLORIDA; VOLUSIA COUNTY, FLORIDA CLERK OF COURT; 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 45.03(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 July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 1589, DELTONA LAKES UNIT SIXTY-TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGE(S) 95 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 605 STALLINGS AVE, DELTONA, FL 32738
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

SECOND INSERTION

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

Case No. 2023 12868 CIDL
Fifth Third Bank, National Association, Plaintiff, vs. Glen Vickers a/k/a Glen E. Vickers, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 12868 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Fifth Third Bank, National Association is the Plaintiff and Glen Vickers a/k/a Glen E. Vickers; Heather Vickers a/k/a Heather M. Vickers are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 16th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT(S) 23, 24, 25, 26, 27 AND 28, BLOCK 26, PLAT NO. 1 OF WEST HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 214, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TAX ID: 800401260230

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

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

SECOND INSERTION

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

File No. 2024 11503 PRDL
Division 10
IN RE: ESTATE OF EDNA RAE SPENCER A.K.A. EDNA R. SPENCER Deceased.

The administration of the estate of Edna Rae Spencer a.k.a. Edna R. Spencer, deceased, whose date of death was September 13, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 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 June 13, 2024.

Personal Representative:
Donald D. Spencer
14 Twin Rive Drive
Ormond Beach, Florida 32174
Attorney for Personal Representative:
/s/ / Rebecca M. Becker
Rebecca M. Becker
Attorney for Petitioner
Florida Bar Number:0259918
57 Nicholas Court
Ormond Beach, Florida 32176
Telephone: (386) 672-6092
E-Mail: rmbmsb@outlook.com
Secondary E-Mail: rmbmsb@aol.com
June 13, 20, 2024 24-002911

SECOND INSERTION

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 4 day of June 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
23-03756
June 13, 20, 2024 24-002941

SECOND INSERTION

in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, 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 Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
Dated this 4th day of June, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01732
June 13, 20, 2024 24-002961

SECOND INSERTION

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

CASE NO.: 2022-30490-CICI
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTPT TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK T. TUCCI, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated June 5, 2024, issued in and for Volusia County, Florida, in Case No. 2022-30490-CICI, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTPT TRUST, SERIES 2021 COTTAGE-TT-V is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANK T. TUCCI, DANA WILLIAM TUCCI, ERIC MICHAEL TUCCI, ANTHONY THOMAS TUCCI, STATE OF FLORIDA DEPARTMENT OF REVENUE, INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA, MARLENE A. SHANNONHOUSE A/K/A MARLENE A. LAWLER, MALISSA BURAK A/K/A MALLISSA ANN BURAK AND CHANDRA D. SOWERS are the Defendants.

The Clerk of the Court, LAURA ROTH,

will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 10, 2024, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 53 AND 54, LOCKSLEY B. EDWARDS SUBDIVISION IN LOT 2 BLOCK-16 KINGSTON-FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 87, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 844 Kingston Avenue, 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.
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 11th day of June, 2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
June 13, 20, 2024 24-003031

SECOND 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 12219 CIDL
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4, Plaintiff, vs. SUSAN D. LOOPER; UNKNOWN SPOUSE OF SUSAN D. LOOPER; HFC COLLECTION CENTER, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 21, 2024 and entered in Case No. 2023 12219 CIDL, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-4 is Plaintiff and SUSAN D. LOOPER; UNKNOWN SPOUSE OF SUSAN D. LOOPER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HFC COLLECTION CENTER, INC.; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM at 11:00 A.M., on July 9, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 8, REPLAT OF EAST KENTUCKY OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 26, PAGE 99 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.
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 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 1-800-995-8770 (V) (Via Florida Relay Services).
Dated this 11th day of June 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.: 23-00630 SPS
June 13, 20, 2024 24-003041

SECOND INSERTION

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

File No. 2024 11911 PRDL
Division 10
IN RE: ESTATE OF ANN C. OAKLEY Deceased.

The administration of the estate of Ann C. Oakley, deceased, whose date of death was May 5, 2024, 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/28/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1993 ROYA HS 13610473F . Last Tenants: FRANCES HOOD BOWERS, FRANCES BOWERS and all unknown parties beneficiaries heirs . Sale to be at HOLIDAY VILLAGE LP, 1335 FLEMING AVENUE, ORMOND BEACH, FL 32174. 813-282-6754.
June 13, 20, 2024 24-00087V

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/28/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109.

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS PROBATE
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No.: 2024-CP-000159
Division: 48
IN RE: ESTATE OF GREGG ALLEN MCANALLY Deceased.

The administration of the estate of Gregg Allen McAnally, deceased, whose date of death was 01/18/2024 is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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 the 20th of June, 2024.

Christina McAnally,
Personal Representative
1023 Hickory Street
Bunnell, Florida 32110

A Paul Cain, Esquire
Attorney for Personal Representative
Florida Bar Number 1022280
RISE UP LEGAL
1400 Marsh Landing Parkway, Suite 108,
Jacksonville Beach, FL 32250
Telephone: (904) 877-1010
Primary: service@riseuplegal.com
Secondary: service@riseuplegal.net
June 20, 27, 2024 24-00138G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2022-CP-000634
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.
PATRICK DAVID PROPST, et al., Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on July 26, 2024, at 11:00 a.m. ET, via the online auction site at www.flaglerrealforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Flagler County, Florida, to wit:

Lot 10, Block 73, Zebulah's Trail - Section 63 Seminole Woods at Palm Coast, according to the Plat thereof, recorded in Map Book 18, pages 24 through 35, inclusive, of the Public Records of Flagler County, Florida. Property Address: 54 Zebulahs Trl, Palm Coast, FL 32164

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 12th day of June, 2024.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
June 20, 27, 2024 24-00139G

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 000278
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.
LEOKADIA SADICK, et. al. Defendant(s).

TO: LEOKADIA SADICK, UNKNOWN SPOUSE OF LEOKADIA SADICK, 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 12, BLOCK 10, PALM COAST, MAP OF ROYAL PALMS, SECTION 29, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 17 THROUGH 29, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 30 days from first publication/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition 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 day of 6/11/2024.

Tom Bexley
CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Margarita Ruiz DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-199918
June 20, 27, 2024 24-00140G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CA 000188
CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, vs.
JASON ROWE; JESSICA ROWE, Defendant(s).

TO: Jessica Rowe
Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Flagler County, Florida: LOT 13, BLOCK 58A, OF PALM COAST, MAP OF WYNNFIELD, SECTION 27 ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGE 30 AND 31, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Street Address: 25 Wood Ash Lane, Palm Coast, Florida 32164
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 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, 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 on 6/12/2024.

Tom Bexley
Clerk of said Court (SEAL) By: /s/ Margarita Ruiz 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#:24-400050
June 20, 27, 2024 24-00141G

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 Happy Animalz Training Supplies located at 12 Hammock Beach Parkway, 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 17th day of June, 2024
Dallas Kelley
June 20, 2024 24-00231F

FIRST INSERTION

NOTICE OF PUBLIC SALE:

JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 07/03/2024 at 09:00 AM the following vehicle(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. 1G1ZD5T0JF209536 2018 CHEV

June 20, 2024 24-00224F

SUBSEQUENT INSERTIONS

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO: 2024 DR 000421
DIVISION: 47 Judge France
IN RE: The Marriage of:
ALIYA ROSE ANDERSON, Plaintiff/Wife, and
TITO IRAN BRITO, Respondent/Husband.

TO: Tito Iran Brito
905 Richardson Vista Rd.
Anchorage, Alaska 99501
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 Aliya Rose Anderson c/o her attorney of record, whose address is 10 Vining Court, Ormond Beach, FL 32176, on or before June 29th 2024, and file the original with the Clerk of this Court at Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bld. 1, Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.
DATED: 5/16/2024
CLERK OF THE CIRCUIT COURT (SEAL) By /s/ Jo Rios Deputy Clerk
May 30; June 6, 13, 20, 2024 24-00127G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2008CA002727
U.S. Bank National Association as Trustee for RAMP 2006EFC2, Plaintiff, vs.
Kenneth Bell Sr., et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2008CA002727 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein U.S. Bank National Association as Trustee for RAMP 2006EFC2 is the Plaintiff and Kenneth Bell Sr.; Alena Bell are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at the 2nd Floor, Civil/Criminal Dept., at the Kim C. Hammond Justice Center, 1769 East Moody Blvd, Bldg 1, Bunnell, FL 32110, beginning at 11:00 AM on the 26th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 35, Block 18, Palm Coast, Map of Belle Terre, Section 12, a subdivision, according to the plat or map thereof described in Map Book 6, Page(s) 80, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida. Parcel ID# 07-11-31-7035-00180-0120
PARCEL ID: 07-11-31-7035-00180-0120

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

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

Dated this 10th day of June, 2024.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F00979
June 13, 20, 2024 24-00136G

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 6:00 P.M. on the 2nd day of July 2024, for the purpose hearing Ordinance 2024-XX Amending Chapter 18 and Chapter 34 in the City's Land Development Code before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-XX
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL LAND DEVELOPMENT CODE; PROVIDING FOR AMENDMENT TO SECTION 18-52 WETLANDS; PROVIDING FOR AMENDMENT TO VARIOUS SECTIONS WITHIN CHAPTER 34 - ZONING; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

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

NOTICE: If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board 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)

June 20, 2024 24-00207F

FIRST INSERTION

NOTICE OF PUBLIC AUCTION

Pursuant to the Florida Self Service Storage Facility Act, the owner of a self-storage facility has a lien upon all personal property located at the self-storage storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO FL SS.83.801-83.809. BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that on 07/16/2024 on or after 6:00PM, the personal property located in the following storage units will be sold by competitive bidding with reserve at: Go Store It Bunnell. Each unit contains household, recreational and/or misc. goods unless otherwise noted. Start: 07/02/24 9:00 am EST End:07/16/24 6:00 PM EST Location 4601 E Moody Blvd, Bunnell, FL 32110 Description: Nelson Hall #109 & Michael Peterson #065 Bidding: All bidding will take place online at www.storage-treasures.com
June 20, 27, 2024 24-00219F

FIRST INSERTION

NOTICE OF FORFEITURE

A 2007 Volvo S60 with VIN#YV1RS592X72618048, \$2,880.00 USD, and a Glock 19 Firearm serial #BNKK490 was seized for forfeiture by the Flagler County Sheriff's Office on August 10, 2023. The item(s) were seized at or near Fruitwood Ave, Bunnell FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2024 CA 000328 in the 7th Circuit Court.
June 20, 27, 2024 24-00230F

FIRST INSERTION

NOTICE OF AVAILABILITY OF SOLICITATION

The Flagler County Board of County Commissioners is soliciting interest for the following: RSQ 24-036Q-Concessionaire Services at Flagler County's Bull Creek Campground located at 3861 W CR 2006, Bunnell, FL. The Concessionaire will be expected to operate a restaurant that provides a quality, unique food service that complements the campground and Bull Creek Park atmosphere, as well as sell bait and packaged goods. The due date and time for submission of responses to this solicitation is 2:00 p.m. E.T., on Tuesday, July 8th, 2024, at the address below. Responses received after the due date and time will not be considered.

Flagler County Purchasing
1769 East Moody Blvd.
Building #2, 3 rd floor
Bunnell, FL 32110
This solicitation is available for download at www.VendorLink.com, from the link on the Purchasing by contacting Purchasing directly at purchasing@flaglercounty.gov or by phone at 386.313.4008. Questions should be posted on VendorLink.
June 20, 2024 24-00227F

FIRST INSERTION

NOTICE OF PUBLIC SALE:

JOHNS TOWING AUTO & TRUCK SERVICE, INC gives notice that on 07/02/2024 at 09:00 AM the following vehicle(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. 5FNYP184X6B014836 2006 HOND
June 20, 2024 24-00225F

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 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 July 12, 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

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 6 day of June, 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
23-107174 - MiM
June 13, 20, 2024 24-00132G

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A RECENT SUCCESS STORY

Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled — and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win!

Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 000195
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, VS.
RICHARD N. MARIER AND KATHLEEN HODGINS-MARIER, et. al.
Defendant(s),
 TO: RICHARD N. MARIER, 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 15, BLOCK 11, OF PALM COAST, MAP OF BELLE TERRE, SECTION 12, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 6, PAGES 73 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND AS AMENDED BY INSTRUMENT RECORDED IN OF-

FICIAL RECORD BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7/14/2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or 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. PUBLISH IN: BUSINESS OBSERVER
 WITNESS my hand and the seal of this Court at County, Florida, this day of 6/3/2024, 2024.
 CLERK OF THE CIRCUIT COURT
 Amy Lerz
 DEPUTY CLERK
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 23-158750
 June 13, 20, 2024 24-00134G

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 CP 000064
Division 48
IN RE: ESTATE OF JAMES A. RAGAZZO Deceased.
 The administration of the estate of James A. Ragazzo, deceased, whose date of death was January 10, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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 June 13, 2024.
Personal Representative:
 /s/ **Doreen Romanchuk**
 29 Nedsland Ave.
 Titusville, New Jersey 08560
 Attorney for Personal Representative:
 /s/ Vincent T. Lyon
 E-mail Addresses: vlyon@law.gwu.edu
 Florida Bar No. 103554
 Lyon Law, PA
 712 South Oceanshore Blvd
 Flagler Beach, Florida 32136
 Telephone: (386) 864-3578
 June 13, 20, 2024 24-00133G

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 CP 323
Division 48
IN RE: ESTATE OF ANGEL MANUEL RIVERA Deceased.
 The administration of the estate of Angel Manuel Rivera, deceased, whose date of death was July 22, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 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 June 13, 2024.
Personal Representative:
 /s/ **Ivelisse Rivera**
 70 Smith Trail
 Palm Coast, Florida 32164
 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) 445-9702
 E-Mail: DVidal@legalteamforlife.com
 Secondary E-Mail:
 Proserv@legalteamforlife.com
 June 13, 20, 2024 24-00135G

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