

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023 32801 CICI

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I, Plaintiff, vs. ANNE BECK A/K/A ANNE M. BECK, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 08, 2024 in Civil Case No. 2023 32801 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I is Plaintiff and Anne Beck a/k/a Anne M. Beck, 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 11th day of September, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

ALL THAT CERTAIN LAND SITUATE IN VOLUSIA COUNTY, FLORIDA, VIZ:
A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 30; THENCE NORTHERLY 86 DEGREES 47' 27" EAST ALONG THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 1327.00 FEET

TO THE WESTERLY RIGHTS-OF-WAY LINE OF CONE ROAD, AN EXISTING 66 FOOT COUNTY ROAD; THENCE SOUTH 0 DEGREES 46' 43" EAST ALONG THE WESTERLY LINE OF SAID CONE ROAD, A DISTANCE OF 2340.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 46' 43" EAST ALONG THE WESTERLY LINE OF SAID CONE ROAD A DISTANCE OF 340.16 FEET, THENCE SOUTH 86 DEGREES 47' 27" WEST A DISTANCE OF 639.45 FEET; THENCE NORTH 01 DEGREES 15' 06" WEST A DISTANCE OF 340.06 FEET; THENCE NORTH 86 DEGREES 47' 27" EAST A DISTANCE OF 642.26 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES.

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@mcalla.com
Fla. Bar No.: 146803
23-08333FL
August 15, 22, 2024 24-00408I

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2024-12626-PRDL
DIVISION 10
IN RE: ESTATE OF
WILLEEN ELEANOR LANGDON,
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 Willeen Eleanor Langdon, deceased, File Number 2024-12626-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 was September 24, 2023; that the total value of the estate is \$12,647.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
PNC BANK, N.A.
c/o Melanie Messina, CTEFA, as Trustee of the Willeen Eleanor Langdon Trust No. 1 u/a dtd 4/4/2018
200 East Broward Boulevard
Suite 920
Fort Lauderdale, FL 33301
Mail Stop: A2-P721-09-2
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 pay-

ment 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this Notice is August 15, 2024.

Person Giving Notice:
PNC BANK, N.A.
MELANIE MESSINA, CTEFA
Estate Settlement Advisor
200 East Broward Blvd.
Fort Lauderdale, FL 33301
Attorney for Person Giving Notice
DJANA B. BAUER, ESQUIRE
Florida Bar Number: 1000844
Fisher, Tousey, Leas & Ball
818 North A1A, Suite 104
Ponte Vedra Beach, FL 32082
Telephone: (904) 356-2600
E-Mail:
diana.bauer@fishertousey.com
August 15, 22, 2024 24-00415I

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2021 10103 CIDL

U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. PHYLLIS WATSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 27, 2021, and an Order Resetting Sale dated August 1, 2024 and entered in Case No. 2021 10103 CIDL of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and PHYLLIS WATSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.volusia.realforeclose.com, at 11:00 a.m., on September 17, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 105 FEET OF LOT 1, BREEZEWOOD PARK, UNIT 4, ACCORDING TO THE MAP THEREOF AS RECORDED IN MAP BOOK 27, PAGE 180 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. THE COURT, IN ITS DISCRETION, MAY

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

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

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED August 9, 2024.

By: /s/ Lisa Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-176834 / TM1
August 15, 22, 2024 24-00417I

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. 2023 12830 CIDL
NEW AMERICAN FUNDING, LLC,
Plaintiff, vs.
JASON RAY SOWERS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 23, 2024 in Civil Case No. 2023 12830 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NEW AMERICAN FUNDING, LLC is Plaintiff and Jason Ray Sowers, 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 September, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 16, Block 831, A REPLAT OF TRACTS "B" & "F" OF DELTONA LAKES UNIT THIRTY-TWO, according to the Plat thereof as recorded in Map Book 28, Pages 16 Through 18, 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@mcalla.com
Fla. Bar No.: 146803
23-08611FL
August 15, 22, 2024 24-00407I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-12218 PRDL
Division: 10
IN RE: ESTATE OF
LINDA L. FABIAN,
Deceased.

The administration of the estate of LINDA L. FABIAN, deceased, whose date of death was April 25, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 9th day of August, 2024.
/s/ Sandra Lynn Fabian
SANDRA LYNN FABIAN
Personal Representative
1540 Primrose Lane
Holly Hill, FL 32117
/s/ John Frank Fabian, Jr.
JOHN FRANK FABIAN, JR.
Personal Representative
8 N. Ravensfield Lane
Ormond Beach, FL 32174

/s/ R. Kevin Korey
R. KEVIN KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 89108
ROBERT KIT KOREY, P. A.
595 W. Granada Blvd.
Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
Michele@koreylawpa.com
August 15, 22, 2024 24-00411I

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FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023 11987 CIDL
MORTGAGE ASSETS MANAGEMENT,
LLC,
Plaintiff, vs.
HILDA AKYAA CORRI; KWABENA
DUMWON CORRI; MANDELA K.
ZABULUNGI; UNITED STATES OF
AMERICA, ACTING ON BEHALF OF
THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; UNKNOWN
PERSON(S) IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
MANDELA K. ZABULUNGI
(LAST KNOWN ADDRESS)
2041 SWANSON DRIVE
DELTONA, FLORIDA 32738
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 4, BLOCK 559, DELTONA LAKES UNIT SEVENTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 241 THROUGH 244, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

a/k/a 2041 SWANSON DRIVE, DELTONA, FLORIDA 32738
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 12232 PRDL
IN RE: ESTATE OF
JAMES PETER MURPHY,
Deceased.

The administration of the estate of JAMES PETER MURPHY, Deceased, whose date of death was March 4, 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 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is August 15, 2024.

MAUREEN MURPHY ELROD,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
August 15, 22, 2024 24-00409I

SEP 23 2024, a date which is within thirty (30) days after the first publication of this Notice in the 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.

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).

WITNESS my hand and the seal of this Court this 8 day of August, 2024.

LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Jennifer M. Hamilton
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
23-00818 PHH
August 15, 22, 2024 24-00406I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 11799 CIDL
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR AMERICAN HOME
MORTGAGE INVESTMENT TRUST
2005-4A,
Plaintiff, vs.
MARC A. HALE A/K/A MARC HALE;
KAREN A. HALE A/K/A KAREN
HALE; V.P. HOMEOWNERS
ASSOCIATION, INC.; UNITED
STATES OF AMERICA, DEPARTMENT
OF THE TREASURY - INTERNAL
REVENUE SERVICE,
Defendant(s).

TO: Marc A. Hale a/k/a Marc Hale
Residence Unknown

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

LOT 180, VICTORIA PARK INCREMENT TWO SOUTHWEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 50, PAGE(S) 145 THROUGH 149, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Street Address: 432 Victoria Hills Drive, Deland, Florida 32724

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before SEP 23 2024, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on August 8, 2024.

Laura E. Roth
Clerk of said Court
(SEAL) By: /s/ Jennifer M. Hamilton
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#:24-400190
August 15, 22, 2024 24-00418I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 12779 PRDL
IN RE: ESTATE OF
JOHN EDWARD O'NEILL, JR.,
Deceased.

The administration of the estate of JOHN EDWARD O'NEILL, JR., deceased, whose date of death was October 24, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Po Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

NANETTE HARRIS
Personal Representative
3878A Osprey Circle
St. Augustine, FL 32086
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.L.C.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrvera@hnh-law.com
August 15, 22, 2024 24-00410I

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Omar Daniel Barbour-Yerka a/k/a Omar Barbour will on the 4th day of September 2024 at 10:00 a.m., on property at 1300 Hand Avenue, Lot #D-7, Ormond Beach, Volusia County, Florida 32174, in Pinewood Mobile Home Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1963 MARL Mobile Home
VIN No.: G143CKE30402
Title No.: 1594841

And All Other Personal Property Therein

Aug. 15/22 24-00117V



FLAGLER COUNTY
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VOLUSIA COUNTY
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FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DELBERT SOMERFIELD, if deceased any known heirs or assigns, ELIZABETH SOMERFIELD, if deceased any unknown heirs or assigns, and DEBORAH HULLIHAN, if deceased any unknown heirs or assigns, will, on September 3, 2024, at 10:00 a.m., at 1061 Quail Drive, Lot #1061QUA, Deland, Volusia County, Florida 32724; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 PALM MOBILE HOME, VIN: PH062169A, TITLE NO.: 0041180048, and VIN: PH062169B, TITLE NO.: 0041160594 and all other personal property located therein and 2013 BUIC LACROSSE, VIN: 1G4GC5E37DF289365, TITLE NO.: 0112289384 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-1725) August 15, 22, 2024 24-004141

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12714 PRDL Division 10 IN RE: ESTATE OF RUTH A. DAVIS Deceased.

The administration of the estate of Ruth A. Davis, deceased, whose date of death was November 19, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 15, 2024.

Personal Representative: Greg N. Davis 28 Wisteria Dr. Ormond Beach, Florida 32217 Attorney for Personal Representative: /s/Janice B. Richardson John R. Crawford Florida Bar No. 210358 Janice B. Richardson Florida Bar No. 026403 Attorneys for Personal Representative Marks Gray, P.A. 1200 Riverplace Blvd., Suite 800 Jacksonville, Florida 32207 Telephone: (904) 398-0900 E-mail Addresses: jrcrawford@marksgray.com, jr Richardson@marksgray.com, probate@marksgray.com August 15, 22, 2024 24-004161

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12586-PRDL Division 10 IN RE: ESTATE OF SONYA V. LAMANNA Deceased.

The administration of the estate of Sonya V. LaManna, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 15, 2024.

Personal Representative: Michael F. Turner 1106 Wandering Oaks Drive Ormond Beach, Florida 32174 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com August 15, 22, 2024 24-004131

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/30/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1969 BROA HS 16B9P2S1582 . Last Tenants: JOSEPH BURRELL WAGNER JR and all unknown parties beneficiaries heirs . Sale to be at COLONIAL COLONY INC DBA COLONIAL COLONY SOUTH, 1275 BEVILLE ROAD, DAYTONA BEACH, FL 32119. 813-241-8269. Aug. 15/22 24-00115V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/30/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1985 EDGE HS GAF-LIAE38077468 . Last Tenants: RANSFORD HIGBEE, AARON SOLOMON and all unknown parties beneficiaries heirs . Sale to be at PARKWOOD MOBILE HOME PARK LLC, 4000 S NOVA RD, PORT ORANGE, FL 32127. 386-761-0411. Aug. 15/22 24-00116V

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-10866-PRDL Division 10 IN RE: ESTATE OF BERISLAV KOTUR Deceased.

The administration of the estate of Berislav Kotur, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Daytona Beach, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 15, 2024.

Personal Representative: Philip B. Kotur 7420 Ridge Blvd. Apt 6A Brooklyn, New York 11209 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com August 15, 22, 2024 24-004121

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 12778 PRDL Division 10 IN RE: ESTATE OF DIANE M. DUNN Deceased.

The administration of the estate of Diane M. Dunn, deceased, whose date of death was January 28, 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 August 15, 2024.

Personal Representative: George D. Dunn, II c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley, Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com August 15, 22, 2024 24-004191

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12665-PRDL Division 10 IN RE: ESTATE OF JOAN PATRICIA BROWN a/k/a JOAN BROWN Deceased.

The administration of the estate of Joan Patricia Brown, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12548-PRDL Division 10 IN RE: ESTATE OF WILLIAM J. WIEDEMAN Deceased.

The administration of the estate of William J. Wiedeman, deceased, whose date of death was June 21, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2024.

Personal Representative: Zdenka Harris 21 Ormond Green Blvd. Ormond Beach, Florida 32174 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com August 8, 15, 2024 24-003941

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-12536-PRDL File No. Division 10 IN RE: ESTATE OF MATTIE WILLIAMS O'NEAL a/k/a MATTIE LOU WILLIAMS a/k/a MATTIE WILLIAMS a/k/a MATTIE O'NEAL Deceased.

The administration of the estate of MATTIE WILLIAMS O'NEAL, deceased, whose date of death was 05/23/2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2024.

TEMPLE L WILLIAMS Personal Representative 107 Powell Blvd., Apt 3101 Daytona Beach, FL 32114 DAVID A. BURT Florida Bar No. 197955 Hawkins, Hawkins & Burt, LLP 501 South Ridgewood Avenue Daytona Beach, Florida 32114 davidburt@hawkinsandburt.com laura@hawkinsandburt.com August 8, 15, 2024 24-003981

SUBSEQUENT INSERTIONS

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 August 8, 2024.

Personal Representative: Christine Safstrom 5910 S. Williamson Blvd. Apt. 1201 Port Orange, Florida 32128 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com August 8, 15, 2024 24-003931

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 GREE HS GF1021F . Last Tenants: RAMON NIEVES AND CARLOS RAFAEL ROMAN, CARLOS ROMAN and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925. Aug. 8/15 24-00114V

SECOND INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date August 30th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39746 2014 Jeep VIN#: 1C4PJLD86EW221681 Lienor: Gary Yeomans Honda 752 N Tomoka Farms Rd Daytona Beach 386-253-4478 Lien Amt \$738.09 August 8, 2024 24-00110V

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 12494 PRDL IN RE: ESTATE OF: Hosea Crooms AKA Hosea Franklin Crooms, Sr. Deceased.

The administration of the estate of Hosea Crooms AKA Hosea Franklin Crooms, Sr., deceased, whose date of death was June 11, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, File Number 2024 12494 PRDL, the address of which is P.O. 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.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under s. 732.2211.

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 August 8, 2024.

Personal Representative HOSEA FRANKLIN CROOMS 1202 Bell Street Salisbury, North Carolina 28144 Attorney for Personal Representative Alecia C. Daniel adh@genesislawpa.com service@genesislawpa.com Florida Bar No. 36955 1860 SW Fountainview, Suite 100 Port St Lucie, FL 34986 Telephone: (772) 539-9831 August 8, 15, 2024 24-004001

SECOND INSERTION

NOTICE OF PUBLIC SALE:

LAN CO LEASING INC 123 N ORCHARD ST UNIT 6-C ORMOND BEACH, FL 32174 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below: Danielle Lovell, Leah Music, Fernando Lopez, containing household and other goods will be sold for cash on 9/1/24 8AM, with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien in accordance with Florida Statutes Section 83.801-83.809 August 8, 15, 2024 24-00111V

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. 2019 30682 CICI HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4, Plaintiff, vs. CHRISTOPHER N. BOTTS AND THOMAS N. BOTTS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 21, 2024, and entered in 2019 30682 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4 is the Plaintiff and THOMAS N. BOTTS; UNKNOWN SPOUSE OF THOMAS N. BOTTS N/K/A PATRICIA BOTTS ; PATRICIA BOTTS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT, VOLUSIA COUNTY, FLORIDA are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on September 25, 2024, the following described property as set forth in said Final Judgment, to wit: THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA, STATE

Property Address: 405 FLORMOND AVE, ORMOND BEACH, FL 32174 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 5 day of August, 2024. By: \s\Danielle Salem_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com August 8, 15, 2024 24-004041

SECOND INSERTION

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

CASE NO.: 2024-11439 CODL. RIVER OAKS COMMUNITY SERVICES ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MJ FERRIS PROPERTIES, LLC and ALL UNKNOWN TENANTS/OWNERS. Defendants.

NOTICE is hereby given pursuant to a Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated July 30, 2024, and entered in Case Number: 2024-11439 CODL, of the County Court in and for Volusia County, Florida, wherein RIVER OAKS COMMUNITY SERVICES ASSOCIATION, INC. is the Plaintiff, MJ FERRIS PROPERTIES, LLC; and ALL UNKNOWN TENANTS/OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com, beginning at 11:00 o'clock A.M. on the 9th day of September, 2024 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit: Property Address: 209 River Village Drive, Debarry, Florida 32713 Property Description: Lot 10, River Oaks III, according to the Plat thereof as recorded in Plat Book 46, Page 29 through 32, inclusive, of Public Records of Volusia County, Florida.

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 Avenue, Suite 300, Daytona Beach, Florida 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 impaired call 711. /s/ Helena G. Malchow John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Rebecca Blechman Florida Bar No.: 0121474 Toby Snively Florida Bar No.: 0125998 DI MASI || BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff August 8, 15, 2024 24-004021

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 August 8, 2024.

Personal Representative: Barbara E. Blalock Nunneley 315 22nd Avenue, SW Vero Beach, FL 32962 Attorney for Personal Representative: Robert W. Bird Attorney at Law Florida Bar No.: 0949590 283 Cranes Roost Blvd., Suite 111 Altamonte Springs, FL 32701 Phone (407) 403-6647 Email: rbird@rbirdlaw.com August 8, 15, 2024 24-004011

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 August 8, 2024.

Personal Representative: Michael F. Turner 1106 Wandering Oaks Drive Ormond Beach, Florida 32174 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com August 8, 15, 2024 24-004021

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1971 MERC HS MF2929E . Last Tenants: MACK JUNIOR MCCRANIE SR, ESTATE OF MACK JUNIOR MCCRANIE SR, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASIGNS OF MACK JUNIOR MCCRANIE SR, AND MACK MCCRANIE JR. Sale to be at BLUE GABLES MHP LLC, 302 SOUTH RIDGEWOOD AVENUE, EDGEWATER, FL 32132. 813-241-8269. Aug. 8/15 24-00112V



Email your Legal Notice legal@observerlocalnews.com

OF FLORIDA, TO-WIT: SOUTHERLY 110 FEET OF THE NORTHERLY 346.74 FEET OF WESTERLY 70 FEET OF EASTERLY 140 FEET OF LOT 26, BLOCK 2, HAND PURCHASE OF THE THOMAS FIT

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No.: 2024-11902-PRDL
Division: 10
IN RE: ESTATE OF RAY A. FAIRMAN, JR. a/k/a Dr. Ray Alvin Fairman, Jr., Deceased.

The administration of the estate of RAY A. FAIRMAN, JR., a/k/a Dr. Ray Alvin Fairman, Jr., deceased, whose date of death was April 19, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2024.

Personal Representative:
MISCHELLE L. ROMESBERG
49 Chrysanthemum Dr
Ormond Beach, FL 32174

Attorney for Personal Representative:
DAVID A. BURT
Florida Bar No. 197955
HAWKINS, HAWKINS & BURT, L.L.P.
501 South Ridgewood Avenue
Daytona Beach, Florida 32114
(386) 252-4499;
(386) 258-1311 (FAX)
davidburt@hawkinsandburt.com
laura@hawkinsandburt.com
August 8, 15, 2024

24-003971

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 11372 CICI
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1, Plaintiff, vs.
JACK ABERMAN, ET AL. Defendants

To the following Defendant(s):
JACK ABERMAN (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 311 N HOLLYWOOD DRIVE 1/2, DAYTONA BEACH, FL 32119

Additional Address: 442 N PENINSULA DR, DAYTONA BEACH, FL 32118
Additional Address: 428 NORTH PENINSULA DRIVE, DAYTONA BEACH, FL 32118
Additional Address: 4 WIDMER CIR, DAYTONA BEACH, FL 32118

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

THE EASTERLY 80 FEET OF THE SOUTHERLY 1/2 OF LOT 2 AND THE EASTERLY 80 FEET OF THE NORTHERLY 10 FEET OF LOT 3, BLOCK 11, PLAN OF MEMENTO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK O, PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
A/K/A 311 N HOLLYWOOD DRIVE 1/2, DAYTONA BEACH FL 32119

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 SEP 16 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 ac-

cess 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 persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (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

WITNESS my hand and the seal of this Court this 2 day of August, 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
PHH19184-23/cam
August 8, 15, 2024

24-004031

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-11893 PRDL
Division 10
IN RE: ESTATE OF LAVONNE K. LUTHER, Deceased.

The administration of the estate of LAVONNE K. LUTHER, deceased, whose date of death was March 30, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. BOX 6043, DELAND, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 8, 2024.

Signed on this 6th day of August, 2024.

GREGORY ALAN LUTHER
Personal Representative
132 MILL SPRING PLACE
ORMOND BEACH, FL 32174
/s/ ROBERT KIT KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 147787
ROBERT KIT KOREY, P. A.
595 W. GRANADA BLVD., A
ORMOND BEACH, FL 32174
Telephone: 3866773431
Email: KIT@KOREYLAWPA.COM
Secondary Email:
MICHELE@KOREYLAWPA.COM
August 8, 15, 2024

24-004051

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 12587 PRDL
Division 10
IN RE: ESTATE OF ROOSEVELT L. ROLLS, aka ROOSEVELT LEE ROLLS, JR. Deceased.

The administration of the estate of Roosevelt L. Rolls, also known as Roosevelt Lee Rolls, Jr., deceased, whose date of death was July 31, 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 August 8, 2024.

Personal Representative:
Ann Bolden
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
August 8, 15, 2024

24-003951

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 12776 PRDL
Division 10
IN RE: LUCILLE DEBONIS, aka LUCILLE MARGARET DEBONIS, Deceased.

The administration of the estate of LUCILLE DEBONIS, also known as LUCILLE MARGARET DEBONIS, deceased, whose date of death was June 7th, 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: August 8, 2024.

PAUL S. DEBONIS
Trustee
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
August 8, 15, 2024

24-003991



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*Order by December 15th for Christmas delivery. Battery purchase does not include phone.

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000368
Division 48
IN RE: ESTATE OF
MARJORIE OSBORNE
A.K.A. MARJORIE R. OSBORNE
Deceased.

The administration of the estate of Marjorie Osborne a.k.a. Marjorie R. Osborne, deceased, whose date of death is presumed to be February 23, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 August 15, 2024.

Personal Representative:

Dorothy Swezey
29 Maple Avenue
E. Mornings, NY 11940

Attorney for Personal Representative:

/s/ Wendy A. Mara
Wendy A. Mara, Attorney
Florida Bar Number: 69872
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail:
pmlflyn@maralawpa.com
August 15, 22, 2024 24-00197G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 2024 CP 000280
DIVISION: 48
IN RE: ESTATE OF
DAWN ROSARIO WILLIAMS,
Deceased.

The administration of the Estate of Dawn Rosario Williams, deceased, whose date of death was June 8, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal 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 August 15, 2024.

Personal Representative:

Troy Williams

c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bja-law.com
August 15, 22, 2024 24-00198G

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA

CASE NO.: 2023 CA 000977
CITIZENS BANK NA F/K/A RBS
CITIZENS NA,
Plaintiff, vs.
MARTHA CAROLINA KEW; BRIAN
S. KEW; ALEXANDER BELL;
JEANEEN M. BELL; UNITED STATES
OF AMERICA ON BEHALF OF THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; CITY OF
PALM COAST, FLORIDA,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated July 26, 2024, and entered in Case No. 2023 CA 000977 of the Circuit Court of the 7TH Judicial Circuit in and for Flagler County, Florida, wherein CITIZENS BANK NA f/k/a RBS CITIZENS NA, is Plaintiff and Martha Carolina Kew; Brian S. Kew; Alexander Bell; Jeaneen M. Bell; United States of America On Behalf of The Secretary Of Housing And Urban Development; City of Palm Coast, Florida, are Defendants, the Office of the Clerk, Flagler County Clerk of the Court will sell via online auction at <https://flagler.realforeclose.com> at 11:00 a.m. on the 11th day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK 90, PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGES 2 THROUGH 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 15 Buffalo Bill Drive, Palm Coast, Florida 32137 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 8/12/2024
McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
FL Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 23-400308
August 15, 22, 2024 24-00199G

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA

CASE NO.: 2022 CA 000379
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-
INTEREST TO U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
RESIDENTIAL ASSET SECURITIES
CORPORATION, HOME EQUITY
MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2005-KSS,
Plaintiff, vs.
SCOTT JEFFERY BROTHERS A/K/A
SCOTT JEFFREY BROTHERS A/K/A
SCOTT J. BROTHERS A/K/A SCOTT
BROTHERS; UNKNOWN SPOUSE
OF SCOTT JEFFERY BROTHERS
A/K/A SCOTT JEFFREY BROTHERS
A/K/A SCOTT J. BROTHERS A/K/A
SCOTT BROTHERS; KIP WILFRED
BROTHERS; BARCLAYS BANK
DELAWARE; COOK'S HEAT AND AIR
CONDITIONING INC,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated August 7, 2024, and entered in Case No. 2022 CA 000379 of the Circuit Court of the 7TH Judicial Circuit in and for Flagler County, Florida, wherein U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KSS, is Plaintiff and Scott Jeffery Brothers a/k/a Scott J. Brothers a/k/a Scott Brothers; Unknown Spouse of Scott Jeffery Brothers a/k/a Scott J. Brothers a/k/a Scott Brothers; Kip Wilfred Brothers; Barclays Bank Delaware; Cook's Heat and Air Conditioning Inc, are Defendants, the Office of the Clerk, Flagler County Clerk of the Court will sell via online auction at <https://flagler.realforeclose.com> at 11:00 a.m. on the 11th day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 49, DAYTONA NORTH, ACCORDING TO PLAT RECORDED IN MAP BOOK 10, PAGES 1 THROUGH 15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
ALSO DESCRIBED AS:
LOT 5, BLOCK 49, DAYTONA

NORTH SUBDIVISION, A RE-PLAT OF PORTIONS OF SECTIONS 16, 17, 18, 19, 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 29 EAST, AND A PORTION TO SECTION 40, TOWNSHIP 12 SOUTH, RANGE 28 EAST, AS SHOWN ON THE PLAT OF ST. JOHNS DEVELOPMENT COMPANY'S SUBDIVISION AND A SUBDIVISION OF PORTIONS OF SECTIONS 13 AND 24, TOWNSHIP 12 SOUTH RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, AS RECORDED IN MAP BOOK 10, PAGE 1 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TOGETHER WITH ANY AND ALL INTEREST TO THAT CERTAIN MOBILE HOME DESCRIBED AS: MODEL: MERIT; MANUFACTURER: HOMES OF MERIT YEAR MANUFACTURED: 1991 IDENTIFICATION NUMBER: HML2F28483846968B/HML-2F28483846968A

TITLE NUMBER:
61269792/61264702

Property Address: 5781 Walnut Avenue, Bunnell, Florida 32110 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 8/12/2024

McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
FL Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400315
August 15, 22, 2024 24-00200G

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2023 CA 000535

HOMEBRIDGE FINANCIAL
SERVICES, INC.,
Plaintiff, vs.
MONA G. DUNPHY, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 19, 2024, and entered in Case No. 2023 CA 000535 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Homebridge Financial Services, Inc., is the Plaintiff and Mona G. Dunphy, Unknown Party#2, Unknown Party#1, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the September 6, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 6, BLOCK 22, PALM COAST MAP OF EASTHAMPTON SECTION 34, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 30 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
A/K/A 27 EAGLE HARBOR TRL PALM COAST FL 32164

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

ATTENTION: PERSONS WITH DISABILITIES

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

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.

Dated this 13 day of August, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Nathan Gryglewicz
Florida Bar #762121
Nathan Gryglewicz, Esq.
CT - 22-008706
August 15, 22, 2024 24-00201G

FIRST INSERTION

NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY LAND DEVELOPMENT CODE

Pursuant to Chapter 125.66, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance affecting the actual list of permitted, conditional, or prohibited uses within the unincorporated area of Flagler County and titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING APPENDIX C, LAND DEVELOPMENT CODE, OF THE FLAGLER COUNTY CODE OF ORDINANCES; AMENDING LAND DEVELOPMENT CODE SECTION 4.05.01, SKETCH PLAT REVIEW; AMENDING LAND DEVELOPMENT CODE SECTION 5.01.09, FLAGLER COUNTY SHADE TREES; AMENDING LAND DEVELOPMENT CODE SECTIONS 6.01.00 THROUGH 6.01.05 RELATED TO INDEX TREE REMOVAL AND PROTECTION; CREATING LAND DEVELOPMENT CODE SECTION 6.01.09, TREE BANK FUND ESTABLISHED; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held in the location listed below at the dates and times provided:

BOARD OF COUNTY COMMISSIONERS - First Reading - Monday, August 19, 2024 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSIONERS - Second Reading and Adoption - Tuesday, September 3, 2024 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposed ordinance, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 am to 5:00 pm.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

Aug. 15 24-00331F

FIRST INSERTION

PUBLIC HEARING TO CONSIDER THE LEVY OF A NON-AD VALOREM ASSESSMENT BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS AT ITS MEETING OF SEPTEMBER 4, 2024

The Flagler County Board of County Commissioners will hold a public hearing on Wednesday, September 4, 2024, at 5:01 p.m., or as soon thereafter as may be heard, in the Commission Chambers of the Government Services Building located at 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110. The purpose of the hearing is for the Board of County Commissioners to consider authorizing a non-ad valorem assessment within the Dunes CDD Stormwater Assessment District, beginning in 2025 and continuing annually thereafter, to fund the use and maintenance of stormwater discharge systems of the Hammock Dunes Community Development District. The assessment will be placed on the annual property tax bill of properties within the Assessment District containing a residential structure for which a certificate of occupancy has been issued. The assessment will be collected by the Flagler County Tax Collector.

Properties subject to the assessment will be subject to a maximum annual assessment of \$65.69.

This meeting is open to the public, and all affected property owners have the right to appear at the public hearing and the right to file written objections with the Flagler County Board of County Commissioners within 20 days of the publication of this notice. Written comments or objections should be sent to: Flagler County, Attn: Solid Waste Assessment, 1769 E. Moody Blvd., Bldg. 2, Suite 301, Bunnell, FL 32110 or emailed to assessment@flaglercounty.gov.

The Dunes CDD Stormwater Assessment District is bounded on the south by Jungle Hut Road, on the north by 16th Road, on the west by Oceanshore Boulevard, and on the east by Hammock Dunes Parkway. A geographic depiction of the properties subject to the assessment is shown below.



Aug. 15 24-00323F

FIRST INSERTION

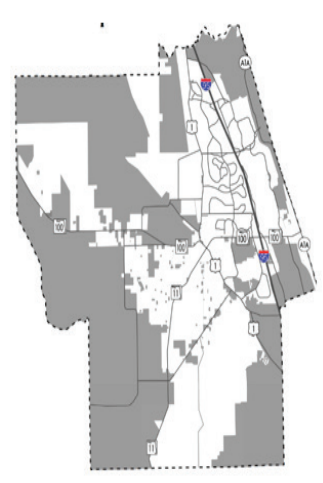
PUBLIC HEARING TO CONSIDER THE LEVY OF A NON-AD VALOREM ASSESSMENT BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS AT ITS MEETING OF SEPTEMBER 4, 2024

The Flagler County Board of County Commissioners will hold a public hearing on Wednesday, September 4, 2024, at 5:01 p.m., or as soon thereafter as may be heard, in the Commission Chambers of the Government Services Building located at 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110. The purpose of the hearing is for the Board of County Commissioners to consider authorizing a non-ad valorem assessment beginning in 2025 and continuing thereafter annually for abatement of unsafe structures and nuisance properties within unincorporated Flagler County. The assessment will be placed on the annual property tax bill of properties within unincorporated Flagler County for which Flagler County has abated nuisance conditions or unsafe structures. The assessment will be collected by the Flagler County Tax Collector.

For the year 2025, the County Commission will consider levying an assessment of \$9,745.39 on the property located at 5941 Ironwood Ave., Bunnell, FL 32110, Parcel ID No.: 13-12-28-1800-00500-0010, owned by Ms. LaShona Sturdivant Lenise.

This meeting is open to the public, and all affected property owners have the right to appear at the public hearing and the right to file written objections with the Flagler County Board of County Commissioners within 20 days of the publication of this notice. Written comments or objections should be sent to: Flagler County, Attn: Nuisance Abatement Assessment, 1769 E. Moody Blvd., Bldg. 2, Suite 301, Bunnell, FL 32110 or emailed to assessment@flaglercounty.gov.

The shaded areas in the geographic depiction below shows the properties subject to the assessment.



Aug. 15 24-00324F

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 Coster Consulting Group located at 1531 S. Daytona Ave, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of August, 2024
Michael S. Coster
Aug. 15, 2024 24-00322F

10 REASONS TO SUBSCRIBE

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2024-CP-000239
Division: 48
IN RE: ESTATE OF
ROCCO L. DIANTONIO
A/K/A ROCCO DI ANTONIO,
Deceased.

The administration of the estate of ROCCO L. DIANTONIO, A/K/A ROCCO DI ANTONIO, deceased, whose date of death was January 4, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1759 E. Moody Boulevard, Bunnell, Florida 32110. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT SO 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 August 8, 2024.

Personal Representative:
/s/ **Gina DiAntonio**
Gina DiAntonio
34 Woodland Road
Clarke, NJ 07066

Attorney For Personal Representative:
/s/ Andrew K. Fein, Esq.
Andrew K. Fein, Esq.
Florida Bar No. 956430
Minerley Fein, P.A.
1200 North Federal Highway, Suite 420
Boca Raton, Florida 33432
Telephone: (561) 362-6699
Facsimile: (561) 447-9884
Primary E-mail: drew@minerleyfein.com
Secondary E-mail:
fileclerk@minerleyfein.com
August 8, 15, 2024 24-00192G

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **LINDA MCMILLAN** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2017 / 819
Year of Issuance:2017
Description of Property:
Lot 3, Block 82, Town of Bunnell, according to the Plat thereof as recorded in Plat Book 1, Page(s) 2, of the Public Records of Flagler County, Florida.

Name in which assessed:
MCDONALD GOLDBERG CANTILLO & CANTILLO & WAGSTAFF LLC % THE FULLERTON LAW GROUP
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 24-048 TDC
Aug. 1/8/15/22 24-00289F

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **BLACK CUB, LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 812
Year of Issuance:2022
Description of Property:
Lot 13, Block 6, Subdivision Map Florida Park - Section - 7, Palm Coast, according to the map or plat thereof, as recorded in Map Book 6, Page 18 through 27, inclusive, of the Public Records of Flagler County, Florida.

Name in which assessed:
JAMIE ABBOTT, VINCENT ACOSTA (DECEASED)
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 24-045 TDC
Aug. 1/8/15/22 24-00283F

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
FLAGLER COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 18-2023-CA-000514

TRUIST BANK,
Plaintiff, vs.
SAUNDRA C. CARLSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2024 in Civil Case No. 18-2023-CA-000514 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein TRUIST BANK is Plaintiff and SAUNDRA C. CARLSON, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 30th day of August, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7 BLOCK 31 PALM COAST MAP OF PINE GROVE SECTION 28 A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGES 51-66 OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA.

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

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 E. Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07834FL
August 8, 15, 2024 24-00190G

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 1531
Certificate No:2022 / 1040
Year of Issuance:2022
Description of Property:
Lot 17, Block 35, of Palm Coast, Map of Wynnfield, Section 23, according to the Plat thereof recorded in Map book 8 Page(s) 23-38, inclusive of the Public Records of Flagler County, Florida.

Name in which assessed:
BARRINGTON BASSETT
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 24-040 TDC
Aug. 1/8/15/22 24-00272F

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **BLACK CUB, LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 1438
Year of Issuance:2022
Description of Property:
Lot 10 of Block 74, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, at Page 12, of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida.)

Name in which assessed:
JACOB N ALLALOUF
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 24-044 TDC
Aug. 1/8/15/22 24-00282F

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/23/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1990 PALM HS PH066776A & PH066776B . Last Tenants: ADAM NYNKA and all unknown parties beneficiaries heirs . Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136. 813-282-6754.
Aug. 8/15 24-00320F

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CP 000540
IN RE: The Estate of:
CONCETTA ANN NATALE
Deceased

The administration of the estate of Concetta Ann Natale, deceased, whose date of death was April 26, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd, Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: August 8, 2024.

Personal Representative:
David A. Wille
2 Birchwood Place
Palm Coast, FL 32137
Attorney For Personal Representative
Marla K. Buchanan, Esquire
BLUE OCEAN LAW
Florida Bar No.: 0044318
4309 Pablo Oaks Court, 2nd Floor
Jacksonville, FL 32224
Telephone: (904)239-3646
mbuchanan@blueoceanltitle.com
August 8, 15, 2024 24-00191G

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 191
Year of Issuance:2022
Description of Property:
Block 23, Lot 4 of Daytona North Subdivision, according to the Plat thereof, as recorded in Plat Book 10, at Pages 1-15, of the Public Records of Flagler County, Florida.

Name in which assessed:
Angela H. Hall, Ashley Partlan, Barry M. Heath, Brandon Bertwick, Brandy Walker, Candace L. Hall, Carole Escobedo, Devon M. Hall, George R. Hall Jr., Jody Matney, Nancy Valencia, Olivia A. Hall, Pamela Hall, Thomas Berwick Jr.

All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 24-047 TDC
Aug. 1/8/15/22 24-00298F

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **LB-AMNIA 14 LB-AMNIA 14 SB MUNI CUST FOR** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 1617
Year of Issuance:2022
Description of Property:
LOT 7, OF BLOCK 13, OF PALM COAST, MAP OF ZEBULAH'S SECTION 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 18, AT PAGE 27, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:
7 ZODIACAL PL TRUST
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 24-046 TDC
Aug. 1/8/15/22 24-00284F

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 18-2024-CP-000519-XXXX
IN RE: ESTATE OF
JEREMIAH GRADY,
a/k/a JERRY JOSEPH GRADY, JR.,
a/k/a JEREMIAH JOSEPH GRADY,
JR., a/k/a JERRY GRADY
Deceased.

The administration of the estate of Jeremiah Grady, a/k/a Jerry Joseph Grady, Jr., a/k/a Jeremiah Joseph Grady, Jr., a/k/a Jerry Grady, deceased, whose date of death was January 28, 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, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2024.

Personal Representative:
/s/ **Sharon Ann Grady**
Sharon Ann Grady
Attorney For Personal Representative:
/s/ Grant W. Kehres
Grant W. Kehres, Attorney
Florida Bar Number: 262811
GRANT W KEHRES P.A.
2000 Glades Rd., Suite 302
BOCA RATON, FL 33431
Telephone: (561) 392-5200
Fax: (561) 392-6180
E-Mail: grant@bocaclosings.com
Secondary E-Mail: None
August 8, 15, 2024 24-00194G

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 315
Year of Issuance:2022
Description of Property:
Lot 8, Block 110, Daytona North, according to the plat or map thereof described in plat book 10, pages 1-15, of the Public Records of Flagler County, Florida. Together with a certain 1995 Liberty Mobile Home located thereon as a fixture and appurtenance thereto: VIN#s 10L24204U and 10L24204X.

Name in which assessed:
DENNIS WALLEN
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 24-042 TDC
Aug. 1/8/15/22 24-00273F

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS, CORP. AND OCEAN BANK** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 900
Year of Issuance:2022
Description of Property:
Lot 54, Block 12, Palm Coast, Map of Belle Terre, Section 11, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 59 through 67, of the Public Records of Flagler County, Florida.

Name in which assessed:
HOANG THAI LOI, PHUONG THANH HUYNH, THAI LOI HOANG
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 24-050 TDC
Aug. 1/8/15/22 24-00299F

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 000361
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KAREN D. JACKSON, DECEASED, et. al.

action to foreclose a mortgage on the following property:
LOT 8, BLOCK 7, PALM COAST, MAP OF ROYAL PALMS, SECTION 31 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 43 THROUGH 53, INCLUSIVE, 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 Ave, 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 filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at County, Florida, this day of 8/5/2024.

Tom Bexley
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Margarita Ruiz
DEPUTY CLERK
ROBERTSON, ANSCHUTZ AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-196126
August 8, 15, 2024 24-00195G

SECOND INSERTION

NOTICE OF ACTION

IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO: 2024 CC 000121
DIV: 61

JADE MERRIMAN and JEREMY MATHIS
Plaintiff, vs.
TATYANA POLANSK,
Defendants.

TO: TATYANA POLANSK Last Known Address: 22B Easterly Pl., Palm Coast, FL 32164

YOU ARE NOTIFIED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on ALEXANDER J. KOLLMER, ESQUIRE, Plaintiff's attorney, whose address is 2650 North Dixie Fwy., New Smyrna Beach, Florida 32168, on or before AUGUST 21, 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.

WITNESS my hand and the seal of this Court this day of 7/23/2024.

TOM BEXLEY
As Clerk of the Court
(SEAL) BY: /s/ Sara Proffitt
As Deputy Clerk
Aug. 8, 15, 22, 29, 2024 24-00193G

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **BLACK CUB, LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 1656
Year of Issuance:2022
Description of Property:
LOT 21, BLOCK 37, LAGUNA FOREST - SECTION 64, SEMINOLE WOODS AT PALM COAST, AS PER PLAT THEREOF, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:
TRIBECA REAL ESTATE LLC
All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 13th day of August, 2024 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 24-041 TDC
Aug. 1/8/15/22 24-00275F

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS, CORP. AND OCEAN BANK** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 228
Year of Issuance:2022
Description of Property:
Lot 1, Block 50, Daytona North, according to the plat thereof as recorded in Plat Book 10, Pages 1 through 15, of the Public Records of Flagler County, Florida. Together with that certain 1964 Mobile Home VIN # FDMEXM01053