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

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the follow ing 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 facilitv: cash or cashier check; any person interested ph (954) 563-1999

Sale date September 20th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39864 2015 Ford VIN#: 3FA6P0HD-6FR109445 Lienor: Gary Yeomans Ford 1420 N Tomoka Farms Rd Daytona Beach 386-253-7031 Lien Amt \$3,529.47 24-00121V

FIRST INSERTION

NOTICE TO CREDITORS IIN THE 7TH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA. PROBATE DIVISION

Case No: 2024-12672-PRDL IN RE: ESTATE OF DENNIS J. JOHNSON, Deceased.

The administration of the estate of DEN- $\rm NIS$ J. JOHNSON, deceased, whose date of death was June 7, 2024 and whose social security number is XXX-XX-6296, is pending in the Circuit Court for Volusia, Florida, Probate Division, the address which is Volusia County Courthouse, 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses below of the personal representative and the personal representa-

tive'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 NO-

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 29, 2024.

KIMBERLY TOVANI JOHNSON Personal Representative 1251 Celery Oaks Lane

STEPHANIE VILLAVICENCIO, ESQ. Attorney for Personal Representative ZAMOŘA, HILLMAN & VILLAVICENCIO 3006 Aviation Avenue, PH 4C Coconut Grove, Florida 33133 Tel.: (305) 285-0285 Fax: (305) 285-3285 svillavicencio@zhvlaw.com Florida Bar No: 84771 Aug. 29; Sept. 5, 2024 24-00436I

FIRST INSERTION

NOTICE TO CREDITORS VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 13092 PRDL Division 10

IN RE: ESTATE OF NILDA SOCORRO PAGAN Deceased. The administration of the estate of NILDA

SOCORRO PAGAN, deceased, whose date of death was June 12, 2024 is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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 29, 2024

Personal Representative: John Anthony Pagan 1587Roble Lane, Deltona, FL32738

Attorney for Personal Representative: FBN: 22619 Law Office of Mark Andrew James, 101 N. Woodland Blvd, Suite 305 DeLand, FL 32720 Telephone: (386) 279-6006 E-Mail: mjames@attorneymarkjames.com jjones@attorneymarkjames.com Attorney for Personal Representative Aug. 29; Sept. 5, 2024 24-00443I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 12781 PRDL Division 10 IN RE: ESTATE OF GEORGE M. HOLM

Deceased. The administration of the estate of George M. Holm, deceased, whose date of death was July 2, 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 attor-

ney 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 AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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. 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

The date of first publication of this notice

is August 29, 2024. Personal Representative: Linda Grande c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M Holland

Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com Secondary E-Mail linda@legacylaw313.com Aug. 29; Sept. 5, 2024 24-00431I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 12588 PRDL Division 10 IN RE: ESTATE OF JAMES H. TROTT

Deceased. The administration of the estate of James H. Trott, deceased, whose date of death was November 3, 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 ersons 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 AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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. 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

The date of first publication of this notice

is August 29, 2024. Personal Representative: Sandra Jean Anderson c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M Holland Attorney Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114

Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com Aug. 29; Sept. 5, 2024 24-00432I

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024 11198 CIDL

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES. AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JONATHAN AHR A/K/A JOHNATHAN AHR, DECEASED; JASON AHR; DYLAN AHR; STATE OF FLORIDA; CLERK OF THE COURT VOLUSIA COUNTY; LVNV FUNDING LLC; UNKNOWN

Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANT-EES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JONA-THAN AHR A/K/A JOHNATHAN AHR, DECEASED

PERSON(S) IN POSSESSION OF THE

SUBJECT PROPERTY;

(LAST KNOWN ADDRESS) 149 WILDWOOD AVE EDGEWATER, FL 32132 (LAST KNOWN ADDRESS) 105 GREGORY CIRCLE PORT ORANGE, FL 32127

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following escribed property: The land referred to herein below is

situated in the county of VOLUSIA, State of FL and is described as follows: ALL THAT PARCEL OF LAND IN CITY OF EDGEWATER, VOLUSIA COUNTY, STATE OF FLORIDA, AS DESCRIBED IN DEED O.R. BOOK 4894, PAGE 4086, ID# BEING KNOWN AND DESIGNATED AS: PART OF LOTS 25 AND 26 BLOCK "B", HIGHLAND SHORES SEC-TION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,FLORID,DESCRIBED AS

FOLLOWS: BEGIN AT A POINT ON THE NORTH LINE OF LOT 25, SAID POINT BEING 2 FEET WEST OF NORTHEAST CORNER OF LOT 25, THENCE SOUTH 14 DEGREES 24 MINUTES EAST FOR A DISTANCE OF 100.26 FEET TO THE NORTH

RIGHT-OF-WAY OF WILDWOOD AVENUE THENCE ALONG NORTH RIGHT-OF-WAY OF WILDWOOD AVENUE BEING ON A CURVE OF RADIUS 100 FEET, CENTRAL ANGLE 28 DEGREES 45 MINUTES 52" FOR AN ARC DISTANCE OF 50.52 FEET, THENCE NORTH 42 DEGREES 28 MINUTES 39" WEST FOR A DISTANCE OF 131.49 FEET TO THE NORTHERLY SAID LINE OF LOT 26, THENCE ALONG SAID NORTHERLY LINE OF LOTS 25 AND 26 NORTH 75 DEGREES 36 MINUTES EAST FOR A DISTANCE OF 109 FEET TO THE POINT OF BEGINNING.

a/k/a 149 WILDWOOD AVE., EDGE-WATER, FLORIDA 32132

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 SEP 30 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 16 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@kahaneandassociate File No.: 23-01555 NML Aug. 29; Sept. 5, 2024 24-00437I

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 12713 PRDL Division 10 IN RE: ESTATE OF EDGAR J. JONES, aka EDGAR JULIAN JONES

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 Edgar J. Jones, also known as Edgar Julian Jones, deceased, File Number 2024 12713 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was February 8, 2024; that the total value of the estate is \$18,423.71 and that the names and addresses of those to whom it has been as-

signed by such order are: J. Kent Jones aka Jon Kent Jones

c/o Legacy Law Associates, P.L. 313 S. Palmetto Avenue Daytona Beach, FL 32114

Kenneth M. Jones c/o Legacy Law Associates, P.L. 313 S. Palmetto Avenue

Daytona Beach, FL 32114 ALL INTERESTED PERSONS ARE NO

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

The date of first publication of this No-

Person Giving Notice: J. Kent Jones aka Jon Kent Jones

c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Person Giving Notice W. Denis Shelley

tice is August 29, 2024.

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

Aug. 29; Sept. 5, 2024 24-00433I

FIRST INSERTION

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

 $CASE\ No.\ 2023\ 10065\ CIDL$ PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MILDRED MATTHEWS (DECEASED), ET AL.

DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 31, 2024 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on October 1, 2024, at 11:00 AM, at www. volusia.realforeclose.com for the following described property:

LOTS SIX (6), SEVEN (7) AND EIGHT (8), ACCORDING TO MAP OF PINE PARK, A RESUBDIVISION OF LOTS TWO (2) AND FOUR (4), BLOCK TWENTY-FIVE (25), C. BEARDSLEYS DELEON SPRINGS, A SUBDIVISION OF LANDS IN TOWNSHIP 16 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLOR-

IDA, RECORDED IN MAP BOOK 1, AT PAGE 37, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,

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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096, 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Tromberg, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.comBy: Ezra Scrivanich Ezra Scrivanich, Esq. FBN: 0028415 Our Case #: 22-001711/2023 10065 CIDL/

Aug. 29; Sept. 5, 2024 24-00438I

FIRST INSERTION

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

FLORIDA
CASE NO.: 2024 12716 PRDL DIVISION: Probate IN RE: ESTATE OF FRANCES JEAN LOWE

Deceased. The administration of the estate of Frances Jean Lowe, deceased, whose date of death was May 10, 2024, is pending in the Seventh Circuit Court for Volusia County, Florida, Probate Division, the address of which is 125 East Orange Avenue, Daytona Beach,

FL 32114. The names and addresses of the Personal Representative and the Personal Represen-

tative'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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 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 Florida Statutes Section 732.213-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is August 29, 2024. Under penalties of perjury, I declare that

I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Sandra W. Guthrie Personal Representative 3351 Black Willow Trail DeLand, FL 32724

Joanna J. Payette, Esq. Attorney for Sandra W. Guthrie Florida Bar Number: 1048864 Orange Blossom Law PLLC 1133 Louisiana Avenue, Suite 116 Winter Park, FL 32789 Telephone: (407) 748-4887 E-Mail: joanna@orangeblossomlaw.com Secondary E-Mail: info@orangeblossomlaw Aug. 29; Sept. 5, 2024

FIRST INSERTION

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

CASE NO. 2018 10912 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

NOTICE IS HEREBY GIVEN pursuant

Defendant(s).

to a Final Judgment of Foreclosure dated December 18, 2018, and entered in 2018 10912 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MIRANDA SMITH; BRANDON KLEINKE A/K/A BRANDON S. KLEINKE; R.E. MICHEL COMPANY, LLC F/K/A R.E. MICHEL COMPANY F/K/A R.E. MICHEL COMPANY, INC.; FLORIDA HOUSING FINANCE CORPORATION 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 17, 2024, the following described property as set forth in

said Final Judgment, to wit: LOT 1, IN BLOCK 1691, OF A RE-PLAT OF A PORTION OF DELTO-NA LAKES, UNIT NINE, ACCORD-ING TO THE PLAT THEREOF. AS RECORDED IN MAP BOOK 28, AT PAGE(S) 112 AND 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 1191 S COOPER

DR, DELTONA, FL 32725 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with

Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court

Administration, 101 N. Alabama Ave., Ste

D-305, Deland, FL 32724, (386) 257-6096.

Hearing or voice impaired, please call 711. Dated this 22 day of August, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email:

24-00439I

18-170920 - MaM Aug. 29; Sept. 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12856-PRDL Division 10 IN RE: ESTATE OF BRYAN CHARLES BERRY a/k/a BRYAN C. BERRY

Deceased. The administration of the estate of Bryan Charles Berry, deceased, whose date of death was June 15, 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

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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 29, 2024.

Personal Representative: Christine Marie Shay 5117 Townsend Place

Cheyenne, WY 82009 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 Aug. 29; Sept. 5, 2024 24-00435I

FIRST INSERTION

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

PROBATE DIVISION File No. 2024-12953 PRDL Division 10 IN RE: ESTATE OF THOMAS MICHAEL FLANDERS,

Deceased. The administration of the estate of THOM-AS MICHAEL FLANDERS, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, De-Land, 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 BE-FORE THE LATER OF 3 MONTHS AF TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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

NOTWITHSTANDING THE TIME PE-RIOD 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 29, 2024. Signed on this 27th day of August, 2024.

/s/ Helene Mastromauro HELENE MASTROMAURO Personal Representative 2578 Spruce Creek Blvd. Port Orange, FL 32128 /s/ Robert Kevin Korey

Robert KEVIN KOREY, ESQUIRE Attorney for Personal Representative Florida Bar No. 147787 ROBERT KIT KOREY, P. A. 595 W. Granada Blvd. Ormond Beach, FL 32174

Telephone: (386) 677-3431 Email: Kit@koreylawpa.com Secondary Email: Michele@koreylawpa.com Aug. 29; Sept. 5, 2024

FIRST INSERTION

24-00441I

NOTICE OF PUBLIC SALE

Notice is hereby given that on 9/13/2024at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1967 AMER HS G58928K Last Tenants: JAMES ERNEST VOYLES and all unknown parties beneficiaries heirs Sale to be at EDGEWATER FL MHP LLC, 316 S RIDGEWATER AVENUE, EDGEWATER, FL 32132. 813-241-8269. Aug. 29, Sep. 5



NOTICE OF SALE PURSUANT TO **CHAPTER 45** IN THE CIRCUIT COURT OF THE 7TH

JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDACASE NO.: 2024 10481 CIDL WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT3, ASSET-BACKED

CERTIFICATES, SERIES 2007-OPT3, Plaintiff, vs.
IVETTE MCNAB A/K/A IVETTE R. MCNAB A/K/A IVETTE MCNABB; UNKNOWN SPOUSE OF IVETTE MCNAB A/K/A IVETTE R. MCNAB A/K/A IVETTE MCNABB; CITY OF DELTONA, FLORIDA,

Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated August 20, 2024, and entered in Case No. 2024 10481 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3, is Plaintiff and Ivette McNab a/k/a Ivette R. McNab a/k/a Ivette McNabb; Unknown Spouse of Ivette McNab a/k/a Ivette R. McNab a/k/a Ivette McNabb; City of Deltona, Florida, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court will sell via online auction at www.volusia.realforeclose. com at 11:00 a.m. on the 8th day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LAKES, UNIT THIRTY-TWO, AC-CORDING TO THE PLAT THERE-OF AS RECORDED IN MAP BOOK 27, PAGES 101 THROUGH 118, INCLUSIVE, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2824 Corrigan Drive, Deltona, Florida 32738 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: 8/23/2024 McCabe, Weisberg & Conway, LLC By: Craig Stein raig 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

IF YOU ARE A PERSON CLAIMING A

RIGHT TO FUNDS REMAINING AFTER

THE SALE, YOU MUST FILE A CLAIM

WITH THE CLERK NO LATER THAN

THE DATE THAT THE CLERK RE-

PORTS THE FUNDS AS UNCLAIMED.

IF YOU FAIL TO FILE A CLAIM, YOU

WILL NOT BE ENTITLED TO ANY RE-

MAINING FUNDS. AFTER THE FUNDS

ARE REPORTED AS UNCLAIMED,

ONLY THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS MAY

If you are a person with a disability who

File No: 23-400325

Aug. 29; Sept. 5, 2024

24-00440l

FIRST INSERTION

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

LOT 14, BLOCK 808, DELTONA

CIVIL DIVISION: CASE NO.: 2024 11171 CIDL LAKEVIEW LOAN SERVICING, LLC, JENNIFER A. STEIN A/K/A JENNIFER ANN STEIN; AUTUMN WOODS PROPERTY OWNERS ASSOCIATION, INC.: GOODLEAP.

LLC; UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE: TIMOTHY L. LAKE, JR. A/K/A TIMOTHY LEIGH LAKE, JR.; UNKNOWN SPOUSE OF TIMOTHY L. LAKE, JR. A/K/A TIMOTHY LEIGH LAKE, JR.; UNKNOWN SPOUSE OF JENNIFER A. STEIN A/K/A JENNIFER ANN STEIN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said 45.031(2). LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 01 day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 119, AUTUMN WOODS UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 47, PAGE(S) 57 THROUGH 59, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 129 LONG PINE DRIVE, DELTONA, FL 32725

FIRST INSERTION

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

CASE NO. 2018 10912 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

MIRANDA SMITH, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant December 18, 2018, and entered in 2018 10912 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is Plaintiff and MIRANDA SMITH; BRANDON KLEINKE A/K/A BRANDON S. KLEINKE: R.E. MICHEL COMPANY. LLC F/K/A R.E. MICHEL COMPANY F/K/A R.E. MICHEL COMPANY, INC.; FLORIDA HOUSING FINANCE CORPORATION 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 17, 2024, the

said Final Judgment, to wit: LOT 1, IN BLOCK 1691, OF A REPLAT OF A PORTION OF DELTO-NA LAKES, UNIT NINE, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28. AT PAGE(S) 112 AND 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

following described property as set forth in

Property Address: 1191 S COOPER DR, DELTONA, FL 32725

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

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

Dated this 22 day of August, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com18-170920 - MaM 24-00442I Aug. 29; Sept. 5, 2024

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 Davtona Beach, FL 32114 (386) 257-6096

CLAIM THE SURPLUS.

Hearing or voice impaired, please call

Dated this 23 day of August 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@decubaslewis.com 23-03583 Aug. 29; Sept. 5, 2024

FIRST INSERTION

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

Case No.: 2024 12470 PRDL Div.: 10 IN RE: ESTATE OF BARAK KERNS BAKER, Deceased.

The administration of the Estate of BARAK death was February 29, 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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 29, 2024

Personal Representative: /s/ Lisa B. Baker Lisa B. Baker 238 Cyress Trail Drive Ormond Beach, FL 32174

Attorney for Personal Representative: /s/ Elan R. Kanev Elan R. Kaney, Esq. Florida Bar Number: 538302 523 N. Halifax Ave Daytona Beach, FL 32118 Fax: (386) 867-8076 E-Mail: Elan.Kaney@KaneyLaw.com Aug. 29; Sept. 5, 2024



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



For rates and information, call 386-447-9723

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12929 PRDL

Division 10 IN RE: ESTATE OF KENNETH EVERETT NEUMANN A/K/A KENNETH E. NEUMANN, Deceased.

The administration of the estate of KEN-NETH EVERETT NEUMANN A/K/A KENNETH E. NEUMANN, deceased, whose date of death was July 6, 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

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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

NOTWITHSTANDING THE TIME PE-RIOD 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 29, 2024. Signed on this 26th day of August, 2024.

/s/ Joe Kaley Morrison JOE KALEY MORRISON Personal Representative 7725 Box Turtle Way

Flowery Branch, GA 30542-5504 /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: Kevin@koreylawpa.com Secondary Email: Michele@korevlawpa.com

Aug. 29; Sept. 5, 2024

FIRST INSERTION

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

Case No.: 2024 12468 PRDL Div.: 10

IN RE: ESTATE OF KATHY MICHELLE GRAY, Deceased.

The administration of the Estate of KATHY MICHELLE GRAY, deceased, whose date of death was January 14, 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 be-

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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

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

The date of this notice was first published is August 29, 2024.

Personal Representative: /s/ David D. Holland David D. Holland 700 W. Granada Blvd. Ormond Beach, FL 32174

Attorney for Personal Representative: s/ Elan R. Kaney Elan R. Kaney, Esq. Florida Bar No. 0538302 523 N. Halifax Ave. Daytona Beach, FL 32118 (386) 281-5777 Email: Elan.Kaney@KaneyLaw.com

Aug. 29; Sept. 5, 2024

CALL 386-447-9723 **TO PLACE YOUR NOTICE TODAY**

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO. 2024 11929 CIDL NATIONS DIRECT MORTGAGE, LLC,

Plaintiff, vs. UNKNOWN HEIRS OF DANEY R. JOHNSON; CATHERINE JOHNSON, Defendants

To the following Defendant(s): UNKNOWN HEIRS OF DANEY R. JOHNSON (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the

following described property:
A PARCEL OF LAND LOCATED IN LOT 33, OF NORRIS SUBDIVISION OF THE DUPONT AND GAUDRY GRANT, ACCORDING TO MAP IN DEED BOOK "C", PAGE 681, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE SPE-CIFICALLY DESCRIBED AS FOL-

FROM THE NORTHWEST COR-NER OF SAID LOT 33 RUN SOUTH 80°00' EAST, A DISTANCE OF 810 FEET TO THE POINT OF BEGIN-NING; THENCE SOUTH 80°00' EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°06' EAST A DISTANCE OF 413.19 FEET; THENCE NORTH 80°00' WEST, A DISTANCE OF 118.61 FEET; THENCE NORTH 02°25'20" EAST, A DISTANCE OF 410.36 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LOCATED IN LOT 33, OF NORRIS SUBDIVISION OF THE DUPONT AND GAUDRY GRANT, ACCORDING TO MAP IN DEED BOOK "C", PAGE 681, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE SPE-CIFICALLY DESCRIBED AS FOL-

FROM THE NORTHWEST COR-NER OF SAID LOT 33 RUN SOUTH 80°00' EAST, A DISTANCE OF 910 FEET TO A POINT OF BEGIN-NING: THENCE SOUTH 80°00 EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°06' EAST, A DISTANCE OF 413.19 FEET: THENCE NORTH 80°00' WEST, A DISTANCE OF 100 FEET; THENCE NORTH 00°06' WEST, A DISTANCE OF 413.19 FEET TO THE POINT OF BEGINNING. A/K/A 1854 TWIN OAKS DRIVE,

DELAND FL 32720

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 $30\ 2024$ and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

Hearing or voice impaired, please call 711. REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-TIES 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 INFORMA-

TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-ADES Si usted es una person 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 dias 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 INFORMA-CION JUDICIAL

WITNESS my hand and the seal of this Court this 16 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 PHH19917-24/cam

SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No. 2024 10502 PRDL Division 10 IN RE: ESTATE OF JOHN EMIL STARCEVICH a/k/a

JOHN STARCEVICH

Deceased. The administration of the estate of JOHN EMIL STARCEVICH a/k/a JOHN STARCEVICH, deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other person, who have claims or demands against decedent's estate, including unmature, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION 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.

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 22, 2024.
PERSONAL REPRESENTATIVE:

Olivia A. Crawford 118 Willow Dr. Lake Mary, Florida 32746 ATTORNEY FOR PERSONAL REPRESENTATIVE: Gina R. Chevallier, Esq. FL Bar No.: 97300

2600 South Douglas Road, Suite 507 Coral Gables, FL 33134 Telephone: (305) 974-1490 Fax: (305) 974-1965 E-Mail: gina@chevallierlaw.com August 22, 29, 2024

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*Terms and Conditions apply.

GENERAC

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA

GENERAL JURISDICTION DIVISION
CASE NO. 2023 12861 CIDL ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,

MACIEJ M MATUSIAK, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 28, 2024 in Civil Case No. the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Maciej M Matusiak, 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 17th day of September, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

LOT 27, BLOCK 111, DELTONA LAKES, UNIT THREE, ACCORD-ING THE THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGES 105 THROUGH 120, 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.

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. By: /s/Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08447FL

August 22, 29, 2024 SECOND INSERTION

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

24-00426I

FILE NO.: 2024 12839 PRDL DIVISION: 10 IN RE: ESTATE OF GHAZI M. OSTA,

Deceased.The administration of the estate of GHAZI M. OSTA, deceased, whose date of death was July 19, 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

AIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILL 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 a creditor as specified under section 732.2211.

The date of first publication of this notice is August 22, 2024.

DocuSigned by: /s/ Leigh Osta Leigh Osta, Personal Representative Fred B. Share FRED B. SHARE, ESQUIRE Florida Bar No. 256765

1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative August 22, 29, 2024 24-00430I

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

FLORIDA CASE NO.: 2020 10998 CIDL DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1,

INEZ C. BRACY A/K/A INEZ CHRISTINE BRACY A/K/A INEZ BRACY EL; UNKNOWN SPOUSE OF INEZ C. BRACY A/K/A INEZ CHRISTINE BRACY A/K/A INEZ BRACEY EL; VICTORIA GARDENS HOMEOWNERS ASSOCIATION. INC.; V.P. HOMEOWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC.; INEZ CHRISTINE BRACY NON-

COMBATIVE, NON-BELLIGERENT, NON-ADVERSE PRIVATE FOUNDATION, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated August 14, 2024, and entered in Case No. 2020 10998 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, is Plaintiff and Inez C. Bracy a/k/a Inez Christine Bracy a/k/a Inez Bracy El; Unknown Spouse of Inez C. Bracy a/k/a Inez Christine Bracy a/k/a Inez Bracey El; Victoria Gardens Homeowners Association, Inc.; V.P. Homeowners Association, Inc.; Mortgage Electronic Registration Systems, Inc., as nominee for Novastar Mortgage, Inc.; Inez Christine

SECOND INSERTION

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

FILE NO.: 2024 12285 PRDL DIVISION: 10 IN RE: ESTATE OF DEVIN MICHAEL FULLER,

Deceased.The administration of the estate of DEVIN MICHAEL FULLER, deceased, whose date of death was February 8, 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 rep-

resentative'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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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 22, 2024.

DocuSigned by: /s/ Jordan W. Miller Jordan W. Miller,

Personal Representative 501 10th Street, #H56 New Smyrna Beach, FL 32168

/s/ Fred B. Share FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative

August 22, 29, 2024

This week's Crossword answers

The Observer delivered to your driveway

Call 386.447.9723

24-00427I

SECOND INSERTION

Bracy Non-Combative Non-Belligerent Non-Adverse Private Foundation, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court will sell via online auction at www.volusia.realforeclose. com at 11:00 a.m. on the 10th day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 288, VICTORIA PARK INCRE-MENT TWO NORTHEAST, AC-CORDING TO THE PLAT THERE-OF AS RECORDED IN MAP BOOK 50, PAGES 111 THROUGH 114, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA

Property Address: 902 Heron Pt Cir, Deland, Florida 32724

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: 8/20/2024 McCabe, Weisberg & Conway, LLC By: Craig Stein raig 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: 20-401152 August 22, 29, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 12812 PRDL IN RE: ESTATE OF B. THOMAS BROWN

aka BENJAMIN THOMAS BROWN

 $\begin{tabular}{ll} \textbf{Deceased.} \\ \textbf{The administration of the estate of } B. \end{tabular}$ Thomas Brown, also known as Benjamin Thomas Brown, deceased, whose date of death was July 14, 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 AF-TER THE TIME OF THE FIRST PUBLI-CATION 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 NO-

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.

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

The date of first publication of this notice is August 22, 2024.

Personal Representative: Elizabeth T. Brown

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 Fav: (386) 868-5371 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com August 22, 29, 2024 24-00424I

This week's Sudoku answers

5

8

5 8 6 9 2 8

9 8

3

49

3 5

6

Puzzle One Solution: "I'm the person who stops and gives"Don't dwell on the past. Be a big person; be generous of spirit; be the person you'd admire. Allegra Huston

This week's Celebrity Cipher answers Puzzle Two Solution: 'To me, the most important thing in life is to be a human being. Second is acting. Swedish actor Peter Stormare

Puzzle Three Solution: "I dated a guy who played bad guys in movies all the time, and I think he was just a bad guy." Jennifer Coolidge

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration)
IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY,

FLORIDA.
PROBATE DIVISION CASE NO.: 2024-12668-PRDL DIVISION: 10 IN RE: The Estate of ORBAN STONE, Deceased.
TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of ORBAN STONE, deceased, whose date of death was August 13, 2023, and whose social security number is XXX-XX-1978, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

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 THREE (3) MONTHS AFTER THE DATE OF

SECOND INSERTION

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

FLORIDA CIVIL ACTION
CASE NO.: 2023 31905 CICI CARRINGTON MORTGAGE

Plaintiff, vs. JOYCE A. BUSCH AKA JOYCE BUSCH, et al,

SERVICES LLC,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 23, 2024, and entered in Case No. 2023 31905 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Carrington Mortgage Services LLC, is the Plaintiff and Joyce A. Busch aka Joyce Busch, United States of America Acting through Secretary of Housing and Urban Development, Volusia County Clerk of the Circuit Court, The Orchard, Phase I, Homeowner's Association, Inc., are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at electronically/online at http:// www.volusia.realforeclose.com. County, Florida at 11:00AM EST on the September 11, 2024 the following described property as set forth in said Final Judgment

LOT 46, THE ORCHARD - PHASE I, ACCORDING TO THE MAP AS RE-CORDED IN MAP BOOK 44, PAGE

of Foreclosure:

THE FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS NOT FILED WITH 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this Notice is August 22, 2024.

/s/ Chester Stone CHESTER STONE

As Personal Representative Attorney and Personal Representative Giving Notice /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 24-00421I August 22, 29, 2024

14, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 166 DESKIN DR SOUTH DAYTONA FL 32119

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

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

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

Dated this 14 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 - 23-004293 August 22, 29, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 12769 PRDL Division 10 IN RE: ESTATE OF

SECOND INSERTION

BARNEY CARROL WETHERINGTON, aka CARROL WETHERINGTON Deceased. The administration of the estate of Barney Carrol Wetherington, also known as Carrol Wetherington, deceased, whose date of death was June 7, 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS

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 NO-

AFTER THE DATE OF SERVICE OF A

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.

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 22, 2024.

Personal Representative: Trena P. Wetherington c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M. Holland Attorney Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114

Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com

August 22, 29, 2024

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 2022 CA 000361 Wells Fargo Bank, N.A.,

Plaintiff, vs. Edward L. Stark, et al.,

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022 CA 000361 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Edward L. Stark; Leslie M. Baker are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at, www. flagler.realforeclose.com, beginning at 11:00 AM on the 20th day of September, 2024, the following described property as

set forth in said Final Judgment, to wit: LOT 17, SAM BROWN SUBDI-VISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT AT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA. TAX ID: 14-12-30-5750-00000-

0170 Any person claiming an interest in the

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

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

Dated this 22nd day of August, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00750 Aug. 29; Sept. 5, 2024



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



For rates and information, call 386-447-9723

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2018 CA 000256

U.S. BANK NATIONAL ASSOCIATION, ANNEKE DILLARD TURNER, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2019, and entered in 2018 CA 000256 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANNEKE DILLARD UNKNOWN TURNER: SPOUSE TURNER; OF ANNEKE DILLARD KUYKENDALL; CARLYN KUYKENDALL ; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https:// flagler.realforeclose.com, at 11:00 AM, on September 20, 2024, the following described property as set forth in said Final

Judgment, to wit: LOT 3, OF BLOCK 47, OF PALM COAST, MAP OF PINE GROVE, SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 9, PAGE 51, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 21 PORT ROYAL

DR, PALM COAST, FL 32164 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to ou, 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 23 day of August, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 18-151107 - GrS Aug. 29; Sept. 5, 2024



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FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

Case Number: 2024-CA-000404 IN RE: FORFEITURE OF: \$12,500.00 (Twelve Thousand Five Hundred Dollars) in U.S. Currency and One (1) 2019 Dodge Challenger R/T VIN: 2C3CDZBT2KH737409

ALL PERSONS who claim an interest in the following property: \$12,500.00 (Twelve Thousand Five Hundred Dollars) in U.S. Currency and One (1) 2019 Dodge Challenger R/T (VIN: 2C3CDZBT2KH737409), which was seized because said Property is alleged to be contraband as defined by Sections 932.703(1)(a)5 and 932.701(2)(a)5, Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on July 23, 2024, in Flagler County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice. by providing such request to Amy Bloom, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. 24-00214G

 $\operatorname{Aug.}29;\operatorname{Sept.}5,2024$ 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 Big Box of Rocks Crystal Shop located at 328 N 2nd Street, 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 22nd day of August, 2024 E and E Consultants LLC Aug. 29, 2024

24-00345F

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 Spinner Innovations LLC located at 8 Wayside Pl, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of August, 2024 Spinner Innocations LLC 24-00358F



Email your Legal Notice legal@observerlocalnews.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION 48 File # 2024 CP 644
IN RE: THE ESTATE OF GERALDINE WILSON Deceased.

The administration of the Estate of Geraldine Wilson, Deceased, whose date of death was August 9, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Rep-

resentative's attorney are set forth below.

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

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AF-TER THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECION 733.702 OF THE FLOR-IDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Suzanne Lynch, Personal Representative, 6 River Park Drive S., Palm Coast, FL

The first publication of this notice is August 29, 2024. /s/ Stacy Geiger STACY GEIGER, ESQ Florida Bar Number: 0015711 Geiger Law, PLLC Post Office Box 352951 Palm Coast, FL 32135 (386) 264-6937 telephone Attorney for Personal Representative stacygeigeresq@yahoo.com andreaburnsesq@gmail.com Aug 29; Sept. 5, 2024 24-00215G



FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY clerk.org



FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that that KEYS FUNDING LLC - 7022 / US BANK % KEYS FUNDING LLC - 7022 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 / 524 Year of Issuance: 2022

Description of Property: LOT 17, BLOCK E OF KNOX JONES SUBDIVSION OF THE TOWNSITE OF ESPANOLA, FLA-GLER COUNTY, FLORIDA, AS PER PLAT OF SAID TOWNSITE ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY AND STATE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

> Name in which assessed: HOSEA JONES

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.

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 24-037 TDC

Tom Bexley

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 Magus Mysterium located at 7 Bellmore Place, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of August, 2024 John Beale Aug. 29, 2024

FIRST INSERTION NOTICE OF PUBLIC SALE

Optimum Storage Solutions hereby gives notice of public sale to be held on September 16, 2024 at 10:00 am through www. storagetreasures.com. This sale is conducted pursuant to Florida Statutes section 83.806, to satisfy the lien for storage costs, unpaid rent and other associated expenses.

The property being sold consists of the contents of the following commercial unit: Unit Number: 2 Tenant Name: SF Distribution USA, Inc. Description of Property: One (1) Vaccu Shaper Treadmill; One (1) Vaccu Shaper Stationary Bike. The proper ty will be sold to the highest bidder, with all sales being final. The sale is to be conducted "AS IS, WHERE IS," without any warranties, expressed or implied. Items must be removed within 48 hours.

All payments must be made in cash or certified funds at the time of sale. Optimum Storage Solutions reserves the right to bid at the sale, reject any bids, or cancel the sale any time.

Aug. 29, Sep. 5

FIRST INSERTION

NOTICE OF PUBLIC AUCTION Pursuant to the Florida Self Service Storage Facility Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSU-ANT TO Fl SS.83.801-83.809. BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISE-MENT OF SALE: Notice is hereby given that on 09/17/2024 on or after 6:00PM, the personal property located in the following storage units will be sold by competitive bidding with reserve at: Go Store It Bunnell. Each unit contains household, recreational and/or misc. goods unless otherwise noted. Start: 09/03/24 9:00 am EST End:09/17/24 6:00 PM EST Location 4601 E Moody Blvd, Bunnell, Fl. 32110 Description: Jennifer Damewood #084, Rose Ferguson #207 and Rachel Smith #069 & 088 Bidding: All bidding will take place on-

Aug. 29, Sep. 5 24-00343F

FIRST INSERTION

line at www.storagetreasures.com

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, September 5, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board.

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

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

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

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

24-00347F

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

FLAGLER COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-000379

IN RE: ESTATE OF

M. JEAN CROTTO,

a/k/a Mary Jean Crotto.

a/k/a Mary J. Crotto,

Deceased.

The Administration of the Estate of M.

Jean Crotto, deceased, whose date of death

was August 20, 2023, is pending in the Cir-

cuit Court for Flagler County, Florida, Pro-

bate Division, the address of which is 1769

E. Moody Blvd., Bldg #1, Kim C. Hammond

Justice Center, Bunnell, Florida 32110. The

names and addresses of the Personal Rep-

resentative and the Personal Representa-

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 BE-FORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's Estate must file

their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE

FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE

The date of first publication of this notice

Personal Representative:

Jason Lee Crotto

96033 High Pointe Drive

Fernandina Beach, Florida 32034

Attorney for Personal Representative:

WILL BE FOREVER BARRED.

OF DEATH IS BARRED.

is August 22, 2024.

COPY OF THIS NOTICE ON THEM.

tive's attorney are set forth below.

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO.: 2024-CP-000533 DIVISION: 48 IN RE: THE ESTATE OF AUDREY HYATT SAZAMA Deceased.

The administration of the estate of Audrey Hyatt Sazama, deceased, whose date of death was December 28, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 BE-FORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 22, 2024 Personal Representative: Sharyn Sazama-Moreau 2550 Royal Pines Circle, Unit C Clearwater, FL 33763 Attorney for Personal Representative: STEVEN L. ZAKROCKI, P.L. Steven L. Zakrocki Florida Bar No. 55056 1510 N. Ponce de Leon Blvd., Suite B St. Augustine, Florida 32084 Telephone: (904) 201-4149 Email: steve@zakrockilaw.com 24-00208G August 22, 29, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION 48 File # 2024 CP 576 IN RE: THE ESTATE OF MARCELLO NATALE, A/K/A MARK J. NATALE Deceased.

The administration of the Estate of Marcello Natale, a/k/a Mark J. Natale, Deceased, whose date of death was May 27, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AF-TER THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECION 733.702 OF THE FLOR-IDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Joseph M. Natale, Personal Representative, 11 London Drive, E. Brunswick, NJ, 08816

The first publication of this notice is August 22, 2024. /s/ Stacy Geiger STACY GEIGER, ESQ Florida Bar Number: 0015711 Geiger Law, PLLC Post Office Box 352951 Palm Coast, FL 32135 (386) 264-6937 telephone Attorney for Personal Representative stacygeigeresq@yahoo.com andreaburnsesq@gmail.com August 22, 29, 2024 24-00210G SECOND INSERTION

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

FLORIDA CASE NO.: 2023-CC-000694 ISLAND ESTATES NEIGHBORHOOD ASSOCIATION, INC.,

a Florida not-for-profit corporation, Plaintiff, v. TOY WHITAKER, et al.,

NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated May 1, 2024 and entered in Case No. 2023-CC-000694, issued in and for Flagler County, Florida wherein ISLAND ESTATES NEIGHBORHOOD ASSOCIATION, INC., is the Plaintiff and TOY WHITAKER is the Defendant. The Clerk of the Court will sell to the highest and best bidder online at www.flagler. realforeclose.com, at 11:00 A.M. on the 6th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 56, Island Estates, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 43 through 51, of the Public Records of Flagler County, Florida. Together with a Parcel of land being a portion of the Westerly half (1/2) of the "Old" Florida East Coast Canal (F.E.C.C.) rightof-way lying in government Section 15, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows: A point of reference being the intersection of the easterly right-ofway of Island Estates Parkway with the northerly line of Lot 56 of the subdivision plat of Island Estates as recorded in map book 28, pages 43-51 of the public records of Flagler County; thence N64°29'33"E along the northerly line of said Lot, a distance of 420.14 feet to the northeasterly corner of Lot 56 of said plat and the point of beginning; thence continuing N64°29'33"E along a line being the extension of the northerly line of said Lot, a distance of 100.61 feet to a point at the intersection of said extension line

with the centerline right-of-way of the "Old" Florida East Coast Canal (F.E.C.C.) as recorded in deed book 18, pages 42-44 of the public records of Flagler County; thence departing said extension line, run S19°11'11"E along said centerline right-of-way, a distance of 146.64 feet; thence departing said centerline right-of-way, run S69°25'01"W along a line being the extension of the southerly line of Lot 56 of said plat, a distance of 100.03 feet to the southeast corner of Lot 56 of said plat, thence departing said extension line, run along the easterly lone of said put and the westerly right-of-way of the "Old' Florida East Coast Canal (F.E.C.C.), a distance of 138.00 feet to the aforementioned point of beginning of this description. Parcel Identification Number: 04-

11-31-3000-00000-0560. ANY PERSON CLAIMING AN INTER-EST 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

Dated this 19th day of August, 2024. McCabe & Ronsman /s/ Michael J. McCabe Michael J. McCabe, Esq. Florida Bar No.: 0021108 Edward Ronsman, Esq. Florida Bar No.: 60060 110 Solana Rd., Suite 102 Ponte Vedra Beach, FL 32082 Phone: (904) 396-0090 Fax: (904) 396-0088 Email: service@flcalegal.com August 22, 29, 2024 24-00211G SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION

Case Number: 2024 CP 530 IN RE: THE ESTATE OF EVA IRENE FULLER

Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

ESTATE: You are hereby notified that an Order of Summary Administration and an Order Determining Homestead Status have been entered in the Estate of Eva Irene Fuller. File Number 2024 CP 530, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL, 32110; that the Decedent's date of death was June 22, 2024: that the total estate consists of the Decedent's homestead protected property worth approximately \$225,000.00; that the names and addresses of those to whom

it has been assigned by such order are: Dania Brown, 2095 Hwy 211 NW, Suite 2F/203, Braselton, GA, 30517 David Fuller, Jr., 205 Bonanza Drive, Bonaire, GA, 31005 ALL INTERESTED PERSONS ARE NO-

TIFIED THAT:

All creditors of the estate of the Decedent and persons having claims or demands against the estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file these claims with the court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-

DENT'S DATE OF DEATH IS BARRED. The first publication of this notice is August 22, 2024.

Person Giving Notice: Dania Brown, 2095 Hwy 211 NW, Suite 2F/203. Braselton, GA, 30517

24-00203G

By: Stacy Geiger, Esq. Florida Bar Number: 0015711 Geiger Law, PLLC Post Office Box 352951 Palm Coast, FL 32135 (386) 264-6937 telephone Attorney for Petitioner stacygeigeresq@yahoo.com August 22, 29, 2024

Cyrus Malhotra

Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A. Attorneys for Petitioner 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax Number: (727)290-4044 Email: filings@FL probate solutions.comSecondary:

24-00207G

cortney@FL probate solutions.comAugust 22, 29, 2024

12B THE OBSERVER | THURSDAY, AUGUST 29, 2024

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2024-CA-0159

Division: 49 JOEL FALLON, Plaintiff, v.

ROBERT G. FITZHUGH, ROBIN L. IFITZHUGH, JOSHUA ROSA, TABITHA ROSA, CITY OF PALM COAST, and HORACE SMITH, JR.,

Defendants.

TO: TABITHA ROSA & JOSHUA ROSA YOU ARE NOTIFIED that an action to quiet title to the following property in Flagler County, Florida:

The Northerly half of the following

described parcel: That portion of Tract 1, of Block 2, otherwise described as the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 12 South, Range 29 East, according to the map or plat thereof as recorded in St. Johns Development Company's Subdivision Plat Book 1, Page Public Records of Flagler County. Florida, more particularly described

as follows: With a concrete monument at the Southwest corner of said Tract 1 of Block 2, thence North 00 degrees 41'26" West with the West line of said Tract 1 of Block 2, a distance of 661.25 feet to a point; thence crossing said Tract 1 of Block 2 North 89 degrees 24'33" East a distance of 659.97 feet to a point in the West line of said Tract 1 of Block 2; thence South 00 degrees 28'47" East with a East line of said of Tract 1 of Block 2, a distance of 661.25 feet to a concrete monument at the Southeast corner of said Tract 1 of Block 2; thence with the South line of said Tract 1 of Block 2 South 89 degrees 24'33" West a distance of 657.54 feet

to the Point of Beginning. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Vincent L. Sullivan, Esq., the Plaintiff's attorney, whose address is 145 City Place, Suite 301, Palm Coast, Florida 32164, on or before 30 days after the first publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. Dated 8/14/2024.

TOM BEXLEY Clerk of Court By: (SEAL) Amy Perez Deputy Clerk

24-00202G

Vincent L. Sullivan, Esq. the Plaintiff's attorney 145 City Place, Suite 301 Palm Coast, Florida 32164 August 22, 29; September 5, 12, 2024 SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000355 Division 48 IN RE: ESTATE OF DENNIS JAMES HAYNES

Deceased. The administration of the estate of Dennis James Haynes, deceased, whose date of death was March 23, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., 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 BE-FORE THE LATER OF 3 MONTHS AF-TER 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 NO-

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.

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

The date of first publication of this notice is August 22, 2024.

Personal Representative: /s/ Brenda Haynes **Brenda Haynes** 17 Viewpoint Road

Elkview, West Virginia 25071 Attorney for Personal Representative: /s/ Jennifer A. McGee Jennifer A. McGee, Esq. Attorney for Personal Representative Florida Bar Number: 1023165 McGee Law, PLLC 6 Meridian Home Lane, Unit 201 Palm Coast, Florida 32137 Telephone: (386) 320-7300 E-Mail: jennifer@mcgeelawfl.com 24-00204G August 22, 29, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000209 Division 48 IN RE: ESTATE OF CAROLAN LEE SCHMIDT

Deceased. The administration of the estate of Carolan Lee Schmidt, deceased, whose date of death was September 27, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER 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 of 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 NO-

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 22, 2024.

Personal Representative: /s/ Vicki Madl Vicki Madl 19 Smoke Tree Place

Palm Coast, Florida 32164 Attorney for Personal Representative: /s/ Jennifer A. McGee Jennifer A. McGee, Esq. Attorney for Personal Representative Florida Bar Number: 1023165 McGee Law, PLLC 6 Meridian Home Lane, Unit 201 Palm Coast, Florida 32137 Telephone: (386) 320-7300 E-Mail: jennifer@mcgeelawfl.com 24-00205G August 22, 29, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP000311 Division 48 IN RE: ESTATE OF JEFFREY LEE TRENT

Deceased. The administration of the estate of Jeffrey Lee Trent, deceased, whose date of death was November 11, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., 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 BE-FORE THE LATER OF 3 MONTHS AF-TER 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 of 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 de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILL 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 22, 2024.

Personal Representative: /s/ Lynette Trent Lynette Trent 36 Sederholm Path

Palm Coast, Florida 32164 Attorney for Personal Representative: /s/ Jennifer A. McGee Jennifer A. McGee, Esq. Attorney for Personal Representative Florida Bar Number: 1023165 McGee Law, PLLC 6 Meridian Home Lane, Unit 201 $\,$ Palm Coast, Florida 32137 Telephone: (386) 320-7300 E-Mail: jennifer@mcgeelawfl.com 24-00206G August 22, 29, 2024

FOURTH INSERTION

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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

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

As Deputy Clerk Aug. 8, 15, 22, 29, 2024





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