

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 2023 11898 CIDL
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
LEGACY MORTGAGE ASSET TRUST
2019-RPL3,
Plaintiff, vs.
GARY L. JOHNSON; MV REALTY
PBC, LLC; UNKNOWN SPOUSE OF
GARY L. JOHNSON; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com, at 11:00 AM on the 10 day of October, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 89, CANDLELIGHT OAKS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGE 145, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 808 OAKMONT COURT, DELAND, FL 32720
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM

WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.

Dated this 4 day of September 2024.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:

De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-01160
September 19, 26, 2024 24-004751

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 11087 CICI
WELLS FARGO BANK, N.A.
Plaintiff, v.
STELLA R. DURBIN A/K/A STELLA
DURBIN; CHRISTOPHER L.
DURBIN; UNKNOWN TENANT
1; UNKNOWN TENANT 2; CITY
OF DAYTONA BEACH, FLORIDA;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 21, 2024, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

THE FOLLOWING DESCRIBED PARCEL KNOWN AS PARCEL NO. 55, EXCEPT THE NORTHERLY 390 FEET THEREOF; THAT PART OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 32 EAST, DESCRIBED AS FOLLOWS: FROM A REFERENCE POINT, BEING THE NORTHWEST CORNER OF LOT 16, LEWIS SUBDIVISION, ADDITION #1, AS RECORDED IN MAP BOOK 23, PAGE 206, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; RUN NORTH 0° 10' EAST, ALONG A NORTHERLY EXTENSION OF THE WEST LINE OF SAID LEWIS SUBDIVISION ADDITION #1, FOR A DISTANCE OF 260 FEET TO A POINT THEREIN; THENCE SOUTH 89° 50' EAST, 100 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF A 50 FOOT RIGHT-OF-WAY KNOWN AS LEWIS DRIVE EXTENDED; THENCE NORTH 62° 53' 20" EAST, 26.77 FEET TO A POINT IN THE CENTER LINE OF A 50 FOOT RIGHT-OF-WAY KNOWN AS ESSEX ROAD EXTENDED, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 62° 53' 20" EAST,

26.77 FEET TO A POINT IN THE EAST RIGHT-OF-WAY OF SAID ESSEX ROAD EXTENDED; THENCE NORTH 65° 10' EAST, FOR A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH 25° WEST, AND PARALLEL WITH SAID ESSEX ROAD EXTENDED, FOR A DISTANCE OF 455 FEET TO A POINT; THENCE SOUTH 65° 10' WEST, FOR A DISTANCE OF 125 FEET TO A POINT IN THE CENTER LINE OF ESSEX ROAD EXTENDED, AFORESAID; THENCE SOUTH 25° EAST, ALONG SAID CENTER LINE, FOR A DISTANCE OF 456.05 FEET TO THE POINT OF BEGINNING.
a/k/a 1145 LEWIS DR, DAYTONA BEACH, FL 32117-3954

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on October 11, 2024 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 9th day of September, 2024.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000009986
September 19, 26, 2024 23-004761

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 11544 CIDL
FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE
FOR THE BENEFIT OF THE
FREDDIE MAC SEASONED LOANS
STRUCTURED TRANSACTION
TRUST, SERIES 2019-1,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF BERNICE P. BROCKMAN,
DECEASED, et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNICE P. BROCKMAN, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORI BROCKMAN, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or

claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 4, BLOCK 1730, DELTONA LAKES UNIT SIXTY-SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGES 124 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/25/2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 10th day of September, 2024

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Jennifer Vazquez
DEPUTY CLERK

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-173438
September 19, 26, 2024 24-004771

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. 201912208CIDL
AMERIHOM MORTGAGE
COMPANY, LLC,
Plaintiff, vs.
JOSE ANTONIO CARABALLO A/K/A
JOSE CARABALLO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 18, 2022, and entered in 201912208CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein AMERIHOM MORTGAGE COMPANY, LLC is the Plaintiff and JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLO; UNKNOWN TENANT #1 N/K/A YOLANDA CARABALLO 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 October 10, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 542, DELTONA LAKES UNIT SEVENTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 241 THROUGH 244 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1047 SANTA CLARA DR, DELTONA, FL 32738

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 13 day of September, 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
20-054594 - GrS
September 19, 26, 2024 24-004781

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-12736 PRDL
Division 10
IN RE: ESTATE OF
BRUCE JAMES THIBAUD
A/K/A BRUCE J. THIBAUD,
Deceased.

The administration of the estate of BRUCE JAMES THIBAUD A/K/A BRUCE J. THIBAUD, deceased, whose date of death was May 31, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: SEPTEMBER 19, 2024.

Signed on this 22 day of July, 2024.

/s/ Stacey A. Thibaud
STACEY A. THIBAUD
Personal Representative
702 Ridgefield Road
Shelburne, VT 05482-6314
/s/ Todd R. Thibaud
TODD R. THIBAUD
11 Boscowan Circle
Haverhill, MA 01832-2509

/s/ Robert Kit Korey
ROBERT KIT KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 147787
ROBERT KIT KOREY, P.A.
595 W. Granada Blvd.
Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
Michele@koreylawpa.com
September 19, 26, 2024 24-004821

FIRST INSERTION

Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date October 11th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39927 2008 Volvo VIN#: YV1RS592982679943 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Beach 386-252-7676 Lien Amt \$3,769.88

39928 2015 Volvo VIN#: YV4902RMOF2660123 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Beach 386-252-7676 Lien Amt \$850.75

Sep. 19 24-00130V

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2021 11319 CIDL
THE BANK OF NEW YORK MELLON,
AS INDENTURE TRUSTEE, FOR
WIMC CAPITAL TRUST 2011-1,
Plaintiff, v.
RENE DEBEAUVILLE AKA RENE
V. DEBEAUVILLE AKA RENE
VICTOR DEBEAUVILLE; GRACE
DEBEAUVILLE, STATE OF FLORIDA
DEPARTMENT OF REVENUE;
VOLUSIA COUNTY CLERK OF
COURT; CHARONNE FRANISCO;
ALL UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UNDER
OR AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1; UNKNOWN
TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 21, 2024 entered in Civil Case No. 2021 11319 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1, Plaintiff and RENE DEBEAUVILLE AKA RENE V. DEBEAUVILLE AKA RENE VICTOR DEBEAUVILLE; GRACE DEBEAUVILLE; STATE OF FLORIDA DEPARTMENT OF REVENUE; VOLUSIA COUNTY CLERK OF COURT; CHARONNE FRANISCO are defendants, Laura E. Roth, Clerk of Court, will sell

the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on October 22, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 4, BLOCK 1109, DELTONA LAKES UNIT FORTY-ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 27, PAGES 246 THROUGH 261, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA THE IMPROVEMENTS THEREON BEING KNOWN AS 2601 SHIPROCK COURT, DELTONA FL 32738.
Property Address: 2601 Shiprock Court, Deltona, FL 32738

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
fltrealp@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: M2100164-JMV
September 19, 26, 2024 24-004791

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Edith Sizemore herein described, on the 4th day of October 2024, at 11:00 a.m., on the property located at 248 Circle Drive, Deland, Volusia County, Florida 32724, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: UNKNOWN Mobile Home
VIN No.: UNKNOWN
Title No.: UNKNOWN
All Other Personal Property Therein
PREPARED BY:
Charles Lovings, Attorney
Vector Law PLLC
1309 Thomasville Road, Suite 302
Tallahassee, Florida 32303
Sep. 19/26 24-00127V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/4/2024 at 10:30 am, the following motor vehicle will be sold at public auction pursuant to F.S. 715.109. 2004 CHEV SILVERADO 1500 TK #1GCEC14V74Z173105 GOLD TAG# GJEL87 . Last Tenants: JAMES ERNEST VOYLES and all unknown parties beneficiaries heirs . Sale to be at EDGEWATER FL MHP LLC, 316 S RIDGEWOOD AVENUE, EDGEWATER, FL 32132. 813-241-8269.
Sep. 19/26 24-00132V

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DEBORAH HULLIHAN, if deceased any unknown heirs or assigns, will, on October 2, 2024, at 10:00 a.m., at 1077 Quail Drive, Lot #1077 QUA, DeLand, Volusia County, Florida 32724; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1985 PALM MOBILE HOME,
VIN: PH062257A,
TITLE NO.: 0041278023, and
VIN: PH062257R,
TITLE NO.: 0041273684
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-1726)
September 19, 26, 2024 24-004811

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
SEVENTH JUDICIAL
CIRCUIT IN AND FOR VOLUSIA
COUNTY, FLORIDA
CASE NO.: 2023 41354 COCI
SANDPOINT CONDOMINIUM
MANAGEMENT ASSOCIATION, INC.,
A Florida not-for-profit corporation,
Plaintiff, vs.
MALLORY SHEFFIELD AS
TRUSTEE OF THE CAROL ANNE
BUCKMASTER SPECIAL NEEDS
TRUST, ESTABLISHED JUNE 6,
2007; SANDRA BUCKMASTER;
GEORGE HERNANDEZ; PECK &
ASSOCIATES CONSTRUCTION, INC;
ADS CONSTRUCTION SERVICES; A.F
HAGER DBA FH&A CONSTRUCTION
INC; JOHN FARRELL; and
ALL UNKNOWN TENANTS/
OWNERS.

NOTICE is hereby given pursuant to a Amended Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated August 13, 2024, and entered in Case Number: 2023 41354 COCI, of the County Court in and for Volusia County, Florida, wherein SANDPOINT CONDOMINIUM MANAGEMENT ASSOCIATION, INC. is the Plaintiff, MALLORY SHEFFIELD AS TRUSTEE OF THE CAROL ANNE BUCKMASTER SPECIAL NEEDS TRUST, ESTABLISHED JUNE 6, 2007; SANDRA BUCKMASTER; GEORGE HERNANDEZ; PECK & ASSOCIATES CONSTRUCTION, INC.; ADS CONSTRUCTION SERVICES; A.F. HAGER DBA FH&A CONSTRUCTION, INC; JOHN FARRELL; and ALL UNKNOWN TENANTS/OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com, beginning at 11:00 o'clock A.M. on the 21st day of October, 2024 the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 2615 S. Atlantic Avenue, #5#, Daytona Beach Shores, Florida 32118
Property Description:
Unit 5 "E", Sandpoint Condominium,
a Condominium according to the Declaration of Condominium as recorded in Official Records Book 2625, Page 158 and amendment thereto recorded in Official Records Book 2869, Page 528, of the Public Records of Volusia County, Florida, together with an undivided interest in the common elements set forth in the exhibits to the Declaration of Condominium as recorded, exemplified, referred to and set forth in said Declaration and exhibits thereto, together with exclusive right to use of Parking space "E" 5.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Avenue, Suite 300, Daytona Beach, Florida 32114; (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.
/s/ Helena G. Malchow
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eileen Martinez
Florida Bar No.: 0101537
Eryn M. McConnell
Florida Bar No.: 0018858
James E. Olsen
Florida Bar No.: 0607703
Rebecca Blechman
Florida Bar No.: 0121474
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
JDLaw@orlando-law.com
Attorneys for Plaintiff
September 19, 26, 2024 24-004801

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/4/2024 at 10:30 am, the following trailer will be sold at public auction pursuant to F.S. 715.109. 2005 HRTV VT 5E2B1121551023042 . Last Tenants: JAMES ERNEST VOYLES and all unknown parties beneficiaries heirs. Sale to be at EDGEWATER FL MHP LLC, 316 S RIDGEWOOD AVENUE, EDGEWATER, FL 32132. 813-241-8269.
Sep. 19/26 24-00133V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/4/2024 at 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 RIDGEWOOD AVENUE, EDGEWATER, FL 32132. 813-241-8269.
Sep. 19/26 24-00131V

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SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO. 2024 12360 CIDL LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GIANNI G. GUERRERO; UNKNOWN SPOUSE OF GIANNI G. GUERRERO; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
GIANNI G. GUERRERO (LAST KNOWN ADDRESS)
511 N KENTUCKY AVE
DELAND, FLORIDA 32724
UNKNOWN SPOUSE OF GIANNI G. GUERRERO (LAST KNOWN ADDRESS)
511 N KENTUCKY AVE
DELAND, FLORIDA 32724

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

LOT 16, BLOCK E, PINE HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 222 THROUGH 225, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

a/k/a 511 N KENTUCKY AVE, DE- LAND, FLORIDA 32724

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 OCT 18, 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 3 day of September, 2024.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
24-00443 NML
September 12, 19, 2024 24-004641

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 13087 PRDL
Division 10
IN RE: ESTATE OF MARLENE COLDIRON-MCDANIEL, aka MARLENE A. COLDIRON 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 Marlene Coldiron-McDaniel, also known as Marlene A. Coldiron, deceased, File Number 2024 13087 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 July 8, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Stephanie Taggart
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Craig Coldiron
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full pay-

ment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is September 12, 2024.

Person Giving Notice:
Stephanie Taggart
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Person Giving Notice
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
September 12, 19, 2024 24-004671

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
CASE No. 2021 30770 CICI
REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGARET P. BALL, DECEASED, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021 30770 CICI of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, CELINK, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGARET P. BALL, DECEASED, et al., are Defendants, Clerk of the Court, Laura E. Roth will sell to the highest bidder for cash at WWW.VOLUSIA.REALFORECLOSE.COM, at the hour of 11:00 AM, on the 16th day of October, 2024, the following described property:

THE SOUTHERLY 65 FEET OF LOT 76, EXCEPT THE WESTERLY 105 FEET THEREOF, RIO VISTA GARDENS NO. 3, AS PER MAP RECORDED IN MAP BOOK 9, PAGES 211 AND 212, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711. DATED this 5th day of September, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Hearing or voice impaired, please call 711. DATED this 5th day of September, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0957 / JSchwartz September 12, 19, 2024 24-004611

IMPORTANT
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711. DATED this 5th day of September, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0957 / JSchwartz September 12, 19, 2024 24-004611

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE No.: 2023 32594 CICI
Division: 31

DIANA HUSTON Plaintiff, vs. WAYNE WILSON Defendant
TO: Wayne Wilson
18137 Regents Square Drive
Tampa, Florida 32647
YOU ARE NOTIFIED that an action for breach of contract and damages has been filed against you, and that you are required to serve a copy of your written defenses, if any to Jennifer A. McGee, Esq., Plaintiff's attorney, whose address is 6 Meridian Home Lane, Suite 201, Palm Coast, Florida 32137, on or before 10/18, 2024, and file the original with the clerk of this court either before service on Jennifer A. McGee, Esq., or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.
DATED: September 3, 2024
LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) By Jennifer M. Hamilton
Deputy Clerk

Jennifer A. McGee, Esq.
Plaintiff's attorney
6 Meridian Home Lane, Suite 201
Palm Coast, Florida 32137
Sept. 12, 19, 26; Oct. 3, 2024 24-004651

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
CASE No. 2023 11127 CIDL
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. STEPHANIE C. EDNEY, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023 11127 CIDL of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, and STEPHANIE C. EDNEY, et al., are Defendants, Clerk of the Court, Laura E. Roth, will sell to the highest bidder for cash at WWW.VOLUSIA.REALFORECLOSE.COM, at the hour of 11:00 AM, on the 3rd day of October, 2024, the following described property:

LOT 44, BLOCK 21 OF DELEON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 37, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS THE EAST 15.35 FEET THEREOF.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711. DATED this 5th day of September, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0111 / JSchwartz September 12, 19, 2024 24-004621

IMPORTANT
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711. DATED this 5th day of September, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0111 / JSchwartz September 12, 19, 2024 24-004621

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 10557 CIDL
WELLS FARGO BANK, N.A. Plaintiff, v. ACTION MORTGAGE OF CENTRAL FLORIDA INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 20, 2024, in this case, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:
THE WEST 1/2 OF LOT 9, BLOCK 3, OF WALT'S 2ND ADDITION TO DELAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 105, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on October 08, 2024 beginning at 11:00 AM.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.
DATED at St. Petersburg, Florida this 9th day of September, 2024.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000009830
September 12, 19, 2024 24-004691

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE No. 2024-12022-CODL
APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the FL-2302 Land Trust, Plaintiff, v. DAMIEN BRYANT, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 10, 2024 and entered in Case No. 2024-12022-CODL of the County Court in and for Volusia County, Florida wherein APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the FL-2302 Land Trust is Plaintiff and DAMIEN BRYANT is Defendant, LAURA E. ROTH, Clerk of the Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m. on October 28, 2024, the following described property as set forth in said Uniform Final Judgment of Foreclosure:

Lot 8, Block 110, DELTONA LAKES UNIT THREE, according to the plat thereof as recorded in Map Book 25, Pages 105 through 120, Public Records of Volusia County

a.k.a. 1962 Urbana Avenue, Deltona, Florida 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 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.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Suite 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si el tiempo antes de la comparecencia se ha programado es menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

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

/s/ Vestalia Aylsworth
Vestalia Aylsworth
Law Office of Vestalia Aylsworth
12307 SW 143rd Ln
Miami, FL 33186-6026
Telephone: (305) 282-6020
va@aylsworthllp.com
Florida Bar No. 111007
September 12, 19, 2024 24-004741

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE No. 2022 31166 CICI
PHH MORTGAGE CORPORATION, Plaintiff, vs. MATTHEW J. OLSON; SUMMER TREES SOUTH HOMEOWNERS ASSOCIATION, INC.; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Denying Emergency Motion to Cancel Sale, Motion to Quash Service of Process and Motion to Vacate Final Judgment dated August 26, 2024, and entered in Case No. 2022 31166 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida. PHH MORTGAGE CORPORATION (hereafter "Plaintiff"), is Plaintiff and MATTHEW J. OLSON; SUMMER TREES SOUTH HOMEOWNERS ASSOCIATION, INC., are defendants. Laura E. Roth, Clerk of the Circuit Court for Volusia County, Florida will sell to the highest and best bidder for cash via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 4TH day of OCTOBER, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 17, SUMMER TREES SOUTH, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 48, PAGES 79 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

If you are a person with a disability who needs 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 Anne Pierce,

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No.: 2024 12733 PRDL
Division: 10
IN RE: ESTATE OF RALPH MUNOZ JR. Deceased.

The administration of the estate of RALPH MUNOZ JR., deceased, whose date of death was July 20, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 12, 2024.

Personal Representative:
JESSICA TORRES
1471 Felton St
Deltona, FL 32725
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalsers@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
September 12, 19, 2024 24-004711



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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 13020 PRDL
Division 10
IN RE: ESTATE OF
GUY MICHAEL JONES,
aka GUY JONES
Deceased.

The administration of the estate of GUY MICHAEL JONES, also known as GUY JONES, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 12, 2024.

HEIDIS WEBB
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
September 12, 19, 2024 24-004681

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No: 24-13013-PRDL
Division: Probate
IN RE: THE ESTATE OF
CHRISTOPHER EARL ZONETTI,
Deceased.

The Estate of CHRISTOPHER EARL ZONETTI, deceased, whose date of death was March 25, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, File No: 24-13013-PRDL, which address is: Volusia County Clerk of Court, 101 N. Alabama Avenue, Deland, Florida 32724.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is September 12, 2024.

All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above-named 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 having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within three (3) months after the date of the first publication of this notice.

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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Leonard A. Zonetti, Jr.
163 Ambergate Court
Debary, FL 32713
Attorney for Personal Representative:
Jennifer M. Neilson
Florida Bar No. 54986
NEILSON LAW, P.A.
829 SE 47th Terrace
Cape Coral, Florida 33904
Office: (239) 443-3866
Email: jn@nlaw.us
September 12, 19, 2024 24-004731

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

SECOND INSERTION

SUMMONS
IN THE FAMILY COURT
FIFTEENTH JUDICIAL CIRCUIT
Docket No.: 2024-DR-26-1402
STATE OF SOUTH CAROLINA
COUNTY OF Horry
Daniel J. Barrett,
Plaintiff, vs.
Monika Drebing,
Defendant.

TO THE DEFENDANT ABOVE NAMED, MONIKA DREBING:

YOU ARE HEREBY SUMMONED and required to Answer the Complaint in this action and to serve a copy of your Answer to the said Complaint on the subscriber, at her office located at 11054 Highway 707, Murrells Inlet, SC 29576, within thirty (30) days after the service hereof, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint.

Date: June 24, 2024
MORRIS LAW LLC
Courtney R. Todd, Esq.
Murrells Inlet, South Carolina
Attorney for Plaintiff
S.C. Bar No.: 103296
11054 Highway 707
Murrells Inlet, SC 29576
Mailing Address: P.O. Box 14724
Surfside Beach, SC 29587
Phone: 843.232.0944
Fax: 843.353.2440
September 12, 19, 26, 2024 24-004601

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 10052 CIDL
PACIFIC ASSET HOLDINGS, LLC,
Plaintiff, v.
TREE HOUSE CITIES LLC, A
FLORIDA LIMITED LIABILITY
COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Other Relief dated August 20, 2024, issued in and for Volusia County, Florida, in Case No. 2024 10052 CIDL, wherein PACIFIC ASSET HOLDINGS, LLC is the Plaintiff, and TREE HOUSE CITIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, KERRY ANNE SAMIRA ROLAND, SUNNOVA ABS MANAGEMENT LLC, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE and UNKNOWN TENANT #1 N/K/A WILLIAM ROLAND are the Defendants.

The Clerk of the Court, LAURA ROTH, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 08, 2024, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and for Other Relief, to wit:
LOT 8, BLOCK 36, DELTONA

LAKES UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE(S) 101 THROUGH 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

Property Address: 1053 E Hancock 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated: This 5th day of September, 2024.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
September 12, 19, 2024 24-004631

SECOND INSERTION


NOTICE OF PUBLIC SALE
Notice is hereby given that on 9/27/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1990 JACO HS CH11607A & CH11607B. Last Tenants: VIRGINIA BROWN DITTBENNER, ESTATE OF VIRGINIA BROWN DITTBENNER AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF VIRGINIA BROWN DITTBENNER. Sale to be at CS1031 THE FALLS AT ORMOND BEACH MHC, DST, 1 FALLS WAY COURT, ORMOND BEACH, FL 32174.
Sep. 12/19 24-00129V

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Gordon Knaeble, Jr. and Jamie Lee Graves will on the 1st day of October 2024 at 10:00 a.m., on property at 1300 Hand Avenue, Lot #B-13, Ormond Beach, Volusia County, Florida 32174, in Pinewood Mobile Home Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: Unknown Mobile Home
VIN No.: Unknown
Title No.: Unknown
Decal No.: 03752111
And All Other Personal Property Therein
Sep. 12/19 24-00128V

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



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

Be prepared before the next power outage.



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Receive a free 5-year warranty with qualifying purchase* - valued at \$535.

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*Terms and Conditions apply.

GENERAC

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Say "NO" to Cleaning Out Your Gutters. Protect Your Home With LeafFilter.

THE LEAFFILTER ADVANTAGE

1. WE CLEAN CLOGGED GUTTERS
2. WE SEAL + ALIGN GUTTERS
3. WE INSTALL LEAFFILTER

20% OFF + **10% OFF**
Your Entire Purchase* Seniors + Military

CALL TODAY FOR A FREE INSPECTION!
1-866-896-8628

++ We offer financing that fits your budget!

* See Representative for full warranty details. *One coupon per household. No obligation estimate valid for 1 year. 1Subject to credit approval. Call for details. AR 366920923, AZ ROC 344027, CA 1035795, CT HIC 0671520, FL CBC056676, IA C127230, ID RCE-51604, LA 559544, MA 176447, MD MHIC111225, MI 262300173, 262300318, 262300328, 262300329, 262300330, 262300331, MN IR731804, MT 226192, ND 47304, NE 50145-22, 50145-23, NJ 13VH09953900, NV 408693, NV 869990, NY H-19114, H-52229, OR 218294, PA 179643, 069383, RI GC-41354, TN 10981, UT 10783658-5501, VA 2705169445, WA LEAFFRNW82JZ, WW WW056912.



BEFORE AFTER
We're looking to install our NEXT GENERATION gutter guard on your home!

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FULL SERVICE GUTTER PROTECTION – SCHEDULE YOUR FREE INSPECTION NOW! 1-866-896-8628

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SERVICE BY PUBLICATION

(Termination of Parental Rights)
IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION

JUVENILE DIVISION
FILE NO. 23 JT 2

STATE OF NORTH CAROLINA
COUNTY OF MADISON
IN RE:

C.L.C.,
A Minor Juvenile
DOB: 10/25/2022

TO: Justin Dacus
22 Wellwood Lane, Apt. B
Palm Coast, FL 32164

TAKE NOTICE that a Petition to terminate your parental rights has been filed in Madison County District Court, Juvenile Division, Madison County, North Carolina. You are hereby directed to answer the Petition within forty (40) days after September 19, 2024, exclusive of such date.

Your parental rights to the juvenile will be terminated upon failure to answer the Petition within the time prescribed above.

You are also hereby notified that you have the right to be represented by a lawyer in this case. If you want a lawyer and cannot afford one, the Court will appoint a lawyer to represent you.

This the 19th day of September, 2024.

LEAKE & STOKES, PLLC
/s/ Jamie A. Stokes

Jamie A. Stokes, Attorney for Petitioner
One Oak Plaza, Suite 207
Asheville, NC 28801

(828) 253-3661
N. C. Bar No. 33795

Sept. 19, 26; Oct. 3, 2024 24-00227G

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 31 candle studio located at 764 Grand Reserve Dr, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, 2024

Everbell LLC
Sep. 19 24-00378F

The Observer
is now offering
Tributes to
honor your
loved ones.

Visit
youobserver.com/tributes
to view our Informational
Tributes booklet.



FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 2023 CA 001003

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-
INTEREST TO U.S. BANK NATIONAL
ASSOCIATION, SUCCESSOR

TRUSTEE TO LASALLE BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR BEAR STEARNS
ASSET BACKED SECURITIES I
TRUST 2006-HE10, ASSET-BACKED
CERTIFICATES SERIES 2006-HE10,
Plaintiff, vs.

LISA M. DAWSON; UNKNOWN
SPOUSE OF LISA M. DAWSON;
DISCOVER BANK; UNKNOWN
PERSON(S) IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 16, 2024 and entered in Case No. 2023 CA 001003, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10 is Plaintiff and LISA M. DAWSON; UNKNOWN SPOUSE OF LISA M. DAWSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DISCOVER BANK; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT:

www.flagler.realforeclose.com, at 11:00 A.M., on October 11, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14 AND 15, BLOCK 5, OF PALM COAST MAP OF WYNFIELD SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 32, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.2.065.

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

Dated this 11th day of September 2024.

/s/ Marc Granger
Marc Granger, Esq.
Fla. Bar No.: 146870

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323

Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380

Designated service email:
notice@kahaneandassociates.com

File No.: 23-00632 SPS
V6.20190626

September 19, 26, 2024 24-00226G

FIRST INSERTION

NOTICE TO CREDITORS

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

CASE NO. 2024 CP 000384

DIVISION 48
IN RE: ESTATE OF
CELIA ROSA,
Deceased.

The administration of the estate of Celia Rosa, deceased, whose date of death was March 2, 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, FL 32110, File No. 2024 CP 000384. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 19, 2024

Personal Representative:
Kenneth Rosa
72 Sloganeer Trail
Palm Coast, FL 32164

Victoria C. Zinn, Esquire
Attorney for Personal Representative
Email Address: victoria@zinnlegal.com
Florida Bar No. 1018293

P.O. Box 10016
Daytona Beach, FL 32120
Telephone: (386)256-9466

September 19, 26, 2024 24-00231G

www.flagler.realforeclose.com, at 11:00 A.M., on October 11, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14 AND 15, BLOCK 5, OF PALM COAST MAP OF WYNFIELD SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 32, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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This notice is provided pursuant to Administrative Order No.2.065.

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

Dated this 11th day of September 2024.

/s/ Marc Granger
Marc Granger, Esq.
Fla. Bar No.: 146870

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323

Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380

Designated service email:
notice@kahaneandassociates.com

File No.: 23-00632 SPS
V6.20190626

September 19, 26, 2024 24-00226G

www.flagler.realforeclose.com, at 11:00 A.M., on October 11, 2024, the following described property as set forth in said Final Judgment, to wit:

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/s/ Marc Granger
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/s/ Marc Granger
Marc Granger, Esq.
Fla. Bar No.: 146870

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/s/ Marc Granger
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/s/ Marc Granger
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Fla. Bar No.: 146870

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Dated this 11th day of September 2024.

/s/ Marc Granger
Marc Granger, Esq.
Fla. Bar No.: 146870

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of October 2024, for the purpose of hearing Ordinance 2024-XX (Application No. ZMA 2024-04), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY CONTAINING 5.6381 ACRES, OWNED BY HAMBY CONTRACTING INC., BEARING PARCEL ID: 03-12-30-0650-00110-0011 AND 03-12-30-0650-00110-0030 LOCATED APPROXIMATELY 40ft FEET NORTH OF GRAND RESERVE DRIVE IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "AC, AGRICULTURAL DISTRICT" AND CITY OF BUNNELL "PUD, PLANNED UNIT DEVELOPMENT" TO CITY OF BUNNELL "L-1, LIGHT INDUSTRIAL DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



Sep. 19 24-00388F

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of October 2024, for the purpose of hearing Ordinance 2024-XX (Application No. FLUMA 2024-05), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY CONTAINING 5.6381 ACRES, OWNED BY HAMBY CONTRACTING INC., BEARING PARCEL IDS: 03-12-30-0650-00110-0011 AND 03-12-30-0650-00110-0030 LOCATED APPROXIMATELY 40ft FEET NORTH OF GRAND RESERVE DRIVE IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "AGRICULTURE & TIMBERLANDS" AND CITY OF BUNNELL "SINGLE FAMILY-LOW DENSITY (SF-L)" DESIGNATIONS TO CITY OF BUNNELL "INDUSTRIAL (IND)" DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



Sep. 19 24-00389F

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

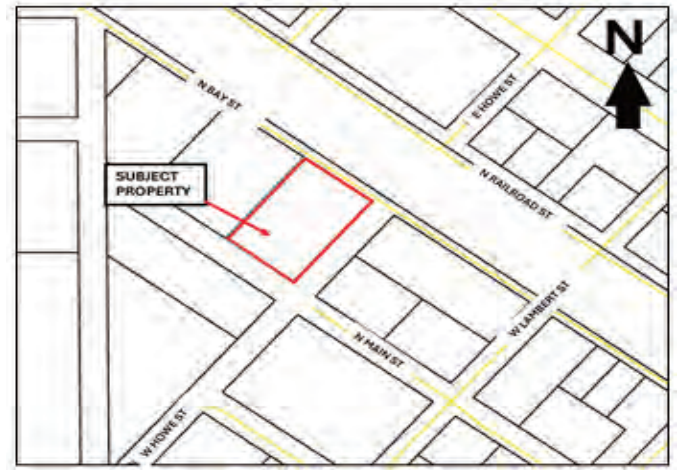
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of October 2024, for the purpose of hearing Ordinance 2024-XX (Application No. FLUMA 2024-06), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY CONTAINING 0.7611 ACRES, OWNED BY RANDALL AND PENELOPE BUCKLES, BEARING PARCEL ID: 10-12-30-0850-02500-0040 LOCATED AT 305 NORTH BAY STREET IN THE CITY OF BUNNELL LIMITS FROM THE "SINGLE FAMILY-LOW DENSITY (SF-L)" DESIGNATION TO THE "INDUSTRIAL (IND)" DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

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Sep. 19 24-00390F

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

File No. 2024 CP 000625 Division: 48 IN RE: ESTATE OF HERMAN GREELEY ELLIOTT JR., aka HERMAN GREELEY ELLIOTT Deceased. The administration of the estate of HERMAN GREELEY ELLIOTT JR., also known as HERMAN GREELEY ELLIOTT, deceased, whose date of death was December 5, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 13, 2024.

JOHN NEEL ELLIOTT Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com September 12, 19, 2024 24-00223G

THIRD INSERTION

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

FAMILY LAW DIVISION CASE NO.: 2024-DR-000210 DIVISION: CIRCUIT FAMILY DIV 47 IN RE: THE MARRIAGE OF: MALLORY BETH BARKER, Petitioner/Wife, and DARYL JOSEPH BARKER, Respondent/Husband. YOU ARE NOTIFIED that an action for Dissolution of Marriage with Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to Jennifer A. McGee, Esq., Petitioner's attorney, whose address is 6 Meridian Home Lane, Suite 201 Palm Coast, Florida 32137, on or before 10 days after last posting", or file the original with the clerk of this Court either before service on Jennifer A. McGee, Esq. or immediately after service; otherwise a default may be entered against you for the relief demanded in the petition. The Court has authority in this suit to enter a judgment or decree in the Petitioner's interest which will be binding upon you. Dated: 8/30/2024. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Chrissy Alkire Deputy Clerk

*Post for 4 consecutive weeks Response date is 10 days after last posting September 5, 12, 19, 25, 2024 24-00221G

SECOND INSERTION

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

CASE NO. 2019 CA 000699 WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PR2 TRUST, Plaintiff, vs. HECTOR GALARCE; UNKNOWN SPOUSE OF HECTOR GALARCE; GABRIELA ALEJANDRA FRANCIS; ROBERT STUART COULTER; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARINA FRANCIS, DECEASED; GRACE FRANCIS; CHARLES FRANCIS; MATANZAS SHORES OWNER'S ASSOCIATION, INC.; LAKESIDE BY THE SEA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARINA FRANCIS, DECEASED (RESIDENCE UNKNOWN) 2 SAN LUIS LN PALM COAST, FLORIDA 32137 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 114, SUBDIVISION PLAT OF LAKESIDE AT MATANZAS SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28,

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 17-00290 SPS V1.20140101 September 12, 19, 2024 24-00222G

WITNESS my hand and the seal of this Court this day of 8/19/2024, 2024. TOM W. BEXLEY As Clerk of the Court (SEAL) By /s/ Amy Perez As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 17-00290 SPS V1.20140101 September 12, 19, 2024 24-00222G

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE SEVENTH JUDICIAL CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No.: 24-CP-0697 Division: 48 IN RE: ESTATE OF GAIL LEE WILLISS 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 GAIL LEE WILLISS, deceased, File Number 24-CP-0697, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Building #1, Bunnell, FL 32110; that the decedent's date of death was July 22, 2024; that the total value of the estate is exempt homestead property and that the names and addresses of those to whom it has been assigned by such order are: Name Address ADAM JASON WILLISS 18 Zonal Court, Palm Coast, FL 32164 ASHLEE EVE WILLISS 4 Augusta Trail, Palm Coast, FL 32137 ASHLEE EVE WILLISS Successor Trustee of THE GAIL LEE WILLISS REVOCABLE TRUST dated March 19, 2018 4 Augusta Trail, Palm Coast, FL 32137 ALL INTERESTED PERSONS ARE NOTIFIED THAT: 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 Statute ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 12, 2024. Person Giving Notice: ADAM JASON WILLISS 18 Zonal Court Palm Coast, FL 32164 Attorney for Person Giving Notice: Heather S. Maltby HEATHER@EPPGLAW.COM Florida Bar No. 116571 E.P.P.G. Law of St. Johns, PLLC 200 Malaga Street, Suite 2 St. Augustine, FL 32084 Telephone: 904-875-3774 September 12, 19, 2024 24-00225G

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 Statute ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 12, 2024. Person Giving Notice: ADAM JASON WILLISS 18 Zonal Court Palm Coast, FL 32164 Attorney for Person Giving Notice: Heather S. Maltby HEATHER@EPPGLAW.COM Florida Bar No. 116571 E.P.P.G. Law of St. Johns, PLLC 200 Malaga Street, Suite 2 St. Augustine, FL 32084 Telephone: 904-875-3774 September 12, 19, 2024 24-00225G



SAVE TIME Email your Legal Notice legal@observerlocalnews.com

LET THE PROS HANDLE IT!



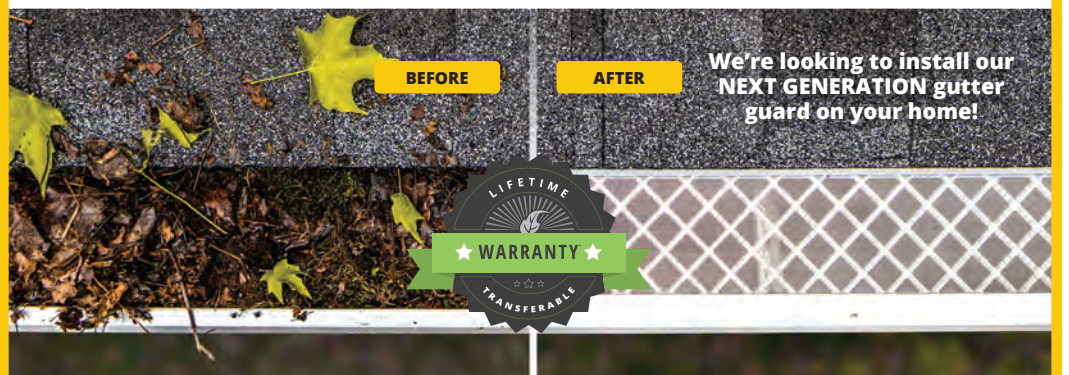
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