

Flagler Palm Coast girls place third at state cross country championships

Peyton Cerasi paced the Bulldogs, breaking her own school record and placing seventh in the Class 4A race.

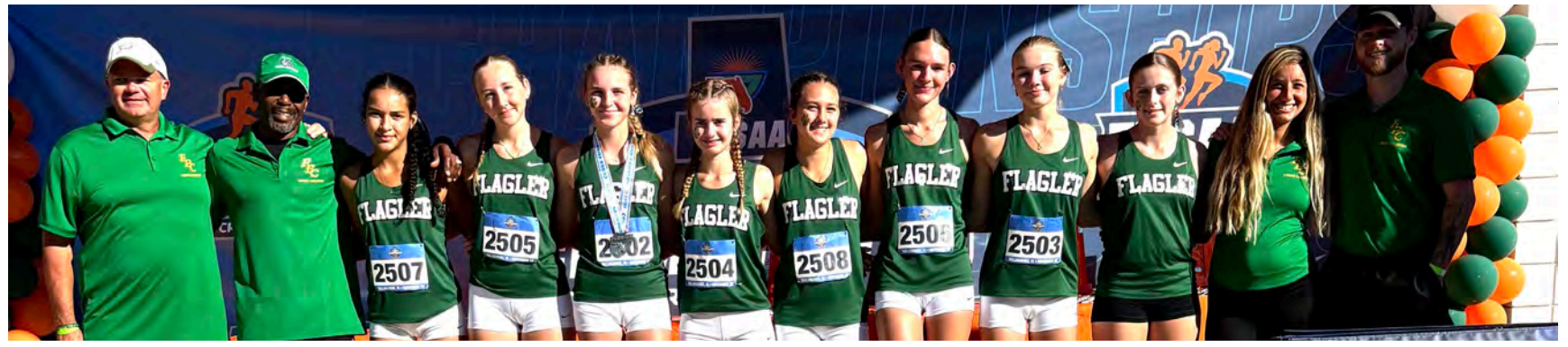
BRENT WORONOFF
ASSOCIATE EDITOR

With the addition of highly touted freshman Peyton Cerasi, Flagler Palm Coast's coaches and runners knew they would have a special girls cross country team this year.

The Bulldogs were even better than expected. FPC placed third at the Class 4A state championships Saturday, Nov. 16, at Apalachee Regional Park in Tallahassee. It was their best finish in program history. Their previous best was eighth place.

"They were pegged to be fifth or sixth," FPC head coach David Halliday said. "The girls have just had an amazing season. It was a real transformation on how they approached competition. And it really shone through today and this whole weekend. They seemed to have as much fun and be as focused as they have ever been. I think it's a true testament to the hard work and goals they have set since the summer."

Cerasi shattered her own school record with a time of 18:19.2 in the 5K to place seventh overall. Her previous best was 18:34.6 at the Region 1-4A meet a week earlier. She beat out last year's state champ, Creekside's Alyson Johnson, who placed eighth.



The Flagler Palm Coast girls cross country team placed third at the Class 4A championships. **Courtesy photos**

Three other FPC runners broke 20 minutes: Arianna Slaughter (19:15.3, 32nd place), Bella Tarsitano (19:37.7, 54th place) and Cassidy De Young (19:51.4, 64th place). Tarsitano broke 19 minutes for the first time.

Creekside and Gainesville Buchholz placed first and second in the team standings. Creekside, Buchholz and FPC placed first, second and third in the district, region and state meets.

Spruce Creek's Mackenzie Roy won the individual title by 35 seconds with a blazing time of 17:19.5. The former Seabreeze runner ran the fifth fastest 5K time in any girls state final at Apalachee Park. Roy's twin sister, Arianna, placed fifth in the girls 4A race with a time of 18:15.4.

Halliday said his runners cried after the race partly because it was their last race together with seniors Tarsitano, De Young, Madison Lagarde and Taylor Novak graduating and partly because they didn't reach their ultimate goal of overtaking Buchholz for runner-up honors. "Even though third was amazing, they were hungry," Halliday said. "We set up a plan to go for Buchholz. We were really close."

It was the first time in 15 years that the FPC girls qualified for the state championships, which shows how strong the Bulldogs' district and region are year after year. "We've always been in the toughest region and always been on the outside looking in," he said. "We were always one of the better teams that didn't make it. In the COVID year we were sixth, but they only took four teams (per region instead of the usual eight). In 2022, we were the best team in any region in any classification not to make it."

BOYS RESULTS
FPC's boys team finished 26th at the Class 4A championships. Buchholz won the team title with senior Gino Palazzolo also winning the individual title with a time of 15:23.6.

Jevin Luna led the Bulldogs with a time of 16:54.1 for 80th place. Braedyn Wormeck finished in 17:12.9 (124th) and Brant Tarsitano ran in 17:16.6 (132nd).

In the Class 3A boys race, Matanzas junior Blaine Vogel placed 44th with a time of 16:40.8, just four-tenths of a second off his PR. Seabreeze junior Hunter Shuler placed 55th with a PR time of 16:50.4. The Sandcrabs placed 31st in the team standings.

Marcelo Mantecon led Belen Jesuit to the Class 3A boys title with the best time of the day — 14:57.8, one second off the overall state championship record.

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PUBLIC NOTICES

THURSDAY, NOVEMBER 21, 2024

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

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 13458 PRDL
Division 10
IN RE: ESTATE OF NEWELL B. THORNHILL, JR. 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 Newell B. Thornhill, Jr., deceased, File Number 2024 13458 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was August 20, 2024; that the total value of the exempt and nonexempt assets of the estate is \$386,502.00 and that the names and addresses of those to whom it has been

assigned by such order are:
Name, Address;
Darryl Lee Thornhill
P.O. Box 351429, Palm Coast, FL 32135
David Russell Thornhill
12647 Lahinch Ct., Charlotte, NC 28277
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-

cedent 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 November 21, 2024.
Person Giving Notice:
Darryl Lee Thornhill
P.O. Box 351429
Palm Coast, Florida 32135
Attorney for Person Giving Notice
Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
November 21, 28, 2024 24-005881

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 13178 CICI
MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DAVID RHODES, DECEASED, ET AL. Defendants.
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DAVID RHODES, DECEASED
Current Residence Unknown, but whose last known address was:
1701 RALEIGH AVE, DAYTONA BEACH, FL 32117-0000
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following prop-

erty in Volusia County, Florida, to-wit: LOT 33, "WESTWOOD HEIGHTS" THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 26, PAGE 53, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before December 30, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 6043, DeLand, FL 32721-6043, 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 petition.
FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 12813 PRDL
Division 10
IN RE: ESTATE OF SYLVIA E. SEARLES ELAM, Deceased.
The administration of the estate of Sylvia E. Searles Elam, deceased, whose date of death was December 9, 2021, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 November 21, 2024.
Kenneth James Elam
Personal Representative
511 Tera Plantation Lane
Debury, Florida 32713
Wendy A. Mara, Esq.
Attorney for Personal Representative
Florida Bar No.: 0069872
Mara Law P.A.
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail:
paralegal@maralawpa.com
November 21, 28, 2024 24-005841

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.
WITNESS my hand and the seal of the Court on this 15th day of November, 2024.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton
Deputy Clerk
eXL Legal, PLLC
Attorney for Plaintiff
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
November 21, 28, 2024 24-005901

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 13911 PRDL
Division 10
IN RE: ESTATE OF MATTHEW CINDRIC, Deceased.
The administration of the estate of MATTHEW CINDRIC, deceased, whose date of death was July 24, 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: NOVEMBER 21, 2024.
DRAGICA CAROL CINDRIC
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
Secondary Email: filing@heidwebb.com
November 21, 28, 2024 24-005861

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 13821 PRDL
Division 10
IN RE: ESTATE OF GERDA I KNIERIM-HOHNBSBEHN A/K/A GERDA INGE KNIERIM-HOHNBSBEHN, Deceased.
The administration of the estate of GERDA I KNIERIM-HOHNBSBEHN A/K/A GERDA INGE KNIERIM-HOHNBSBEHN, deceased, whose date of death was September 7, 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: NOVEMBER 21, 2024.
Signed on this 15th day of November, 2024.
R. KEVIN KOREY
Personal Representative
595 W. Granada Blvd., Ste. A
Ormond Beach, FL 32174
R. Kevin Korey
Attorney for Personal Representative
Florida Bar No. 89108
Robert Kit Korey, P.A.
595 W. Granada Blvd., Ste. A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kevin@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
November 21, 28, 2024 24-005871

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-13870 PRDL
Division 10
IN RE: ESTATE OF CAROL W. CORMIER A/K/A CAROL A. CORMIER, Deceased.
The administration of the estate of CAROL W. CORMIER A/K/A CAROL A. CORMIER, deceased, whose date of death was August 15, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: NOVEMBER 21, 2024.
Signed on this 16 day of October, 2024.
JUDIA HARRINGTON
Personal Representative
1 Debbie Drive
Spencer, MA 01562
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 32184
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
Michele@koreylawpa.com
November 21, 28, 2024 24-005851

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 13971 PRDL
Division 10
IN RE: ESTATE OF JOSE MEJIAS, Deceased.
The administration of the Estate of Jose Mejias, deceased, whose date of death was June 14, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT 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 November 21, 2024.
Personal Representative:
Helen Dembin
c/o: Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMURALT@BJA-Law.com
November 21, 28, 2024 24-005831

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 13197 CIDL
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SHARON SOMARRIBA, et al., Defendants.
TO: CARLOS GARCES
2699 COACHMAN DR, DELTONA, FL 32738
UNKNOWN SPOUSE OF CARLOS GARCES
2699 COACHMAN DR, DELTONA, FL 32738
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 9, BLOCK 897, DELTONA LAKES UNIT THIRTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGES 134 THROUGH 142, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before DEC 30, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.
To request such an accommodation, please contact Court Administration in advance of the date the service is needed:
Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.
WITNESS my hand and the seal of this Court this 15 day of November, 2024.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton
Deputy Clerk
De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
CORAL SPRINGS, FL 33310
24-02938
November 21, 28, 2024 24-005821

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 13821 PRDL
Division 10
IN RE: ESTATE OF MATTHEW CINDRIC, Deceased.
The administration of the estate of MATTHEW CINDRIC, deceased, whose date of death was July 24, 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: NOVEMBER 21, 2024.
Signed on this 15th day of November, 2024.
R. KEVIN KOREY
Personal Representative
595 W. Granada Blvd., Ste. A
Ormond Beach, FL 32174
R. Kevin Korey
Attorney for Personal Representative
Florida Bar No. 89108
Robert Kit Korey, P.A.
595 W. Granada Blvd., Ste. A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kevin@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
November 21, 28, 2024 24-005871

FIRST INSERTION

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

CASE NO.: 2023 11871 CIDL MSR ASSET VEHICLE LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HECTOR ROMAN A/K/A HECTOR A. ROMAN, DECEASED; DEREK CARTER; CROSS RIVER BANK; HECTOR ROMAN, JR.; STEPHANIE ROMAN, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated November 7, 2024, and entered in Case No. 2023 11871 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein MSR Asset Vehicle LLC, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Hector Roman a/k/a Hector A. Roman, deceased; Derek Carter; Cross River Bank; Hector Roman, Jr.; Stephanie Roman, 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 9th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 1806, DELTONA

LAKES, UNIT SEVENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 28, PAGES 146 THROUGH 152, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2709 Sedgefield Avenue, Deltona, Florida 32725 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: 11/12/2024

McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 23-400134
November 21, 28, 2024 24-005811

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 December 13th, 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

Nov. 21 24-00153V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/06/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1969 QUEE HS 20464 . Last Tenants: MICHAEL WAYNE GRENET AND KAILIEGH GRENET and all unknown parties beneficiaries heirs . Sale to be at SL ORMOND BEACH MHC LLC, 1310 FLEMING AVENUE, ORMOND BEACH, FL 32174. 813-241-8269.

Nov. 21/28 24-00156V

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 13579 PRDL
Division: PROBATE
IN RE: ESTATE OF ELIZABETH PECORARO-JAMES Deceased.

The administration of the estate of Elizabeth Pecoraro-James, deceased, whose date of death was June 9, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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: November 14, 2024.

Personal Representatives:
Jeanne Spoto Sulmonte
1104 SW 36th Terrace
Cape Coral, Florida 33914
Neil T. Pecoraro
434 Mason Avenue
Haledon, New Jersey 07508
Barbara M. Pizzolato, Esq.
Attorney for the Personal Representatives
Florida Bar Number : 571 768
8660 College Parkway Suite 400
Fort Myers, Florida 33919
Telephone: (239) 225-7911
Fax: (239) 221-0279
E-Mail: bmp@pizzolatolaw.com
Secondary E-Mail:
rlm@pizzolatolaw.com
November 14, 21, 2024 24-005761

SECOND INSERTION

NOTICE OF ADMINISTRATION

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

CASE NO. : 2024-13553-PRDL
IN RE: ESTATE OF: STANLEY MERLE WATTS, JR., Deceased.

The administration of the estate of STANLEY MERLE WATTS, JR, deceased, File Number 2024-13553-PRDL, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All interested persons who have objec-

SECOND INSERTION

NOTICE TO CREDITORS

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

CASE NO. : 2024-13553-PRDL
IN RE: ESTATE OF: STANLEY MERLE WATTS, JR., Deceased.

The administration of the estate of STANLEY MERLE WATTS, JR., deceased, whose date of death was September 5, 2024, File Number 2024-13553-PRDL, DIVISION 10, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE: Notice is hereby given that on 12/17/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 4655 SPRUCE CREEK RD #D PORT ORANGE, FL 32127 pursuant to Florida Statute 713.585. 5YFB4M-DE5RP120552 2024 TOYT 5787,04 Lienor Name: SUPERB AUTO SALES LLC Lienor or Telephone #: 813-697-1791 MV License #: MV100314 Location of Vehicles: 4655 SPRUCE CREEK RD #D PORT ORANGE, FL 32127

November 21, 2024 24-005891

FIRST INSERTION

Notice of Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999 Sale Date December 13, 2024 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309 V13132 1988 CBK Hull ID#: CBK36073J788 DO#: 932535 inboard pleasure diesel fiberglass 36ft R/O Howard A Anderson Lienor: City of Daytona Beach Halifax Harbor Marina 450 Basin St Daytona Bch

Nov. 21 /28 24-00154V

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION
Case No. 2023 12073 CIDL
Freedom Mortgage Corporation, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 12073 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CATHERINE MANIGAULT AKA CATHERINE VELARDI MANIGAULT, AS KNOWN HEIR OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; LUIGI VELARDI, AS KNOWN HEIR OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; SOLAR MOSAIC, INC.; DELTONA WOODS COMMUNITY ASSOCIATION, INC; UNKNOWN SPOUSE OF LUIGI VELARDI are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 9th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 63, DELTONA WOODS UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 43, PAGE 172 THROUGH 176, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

TAX ID: 810517000630

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 2023 32318 CICI
UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs.

ERIC D. HANSON A/K/A ERIC DAVID HANSON, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2024, and entered in 2023 32318 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and ERIC D. HANSON A/K/A ERIC DAVID HANSON 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 December 06, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, HAWKS' RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 95 AND 96, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 703 HAWKS RIDGE RD, PORT ORANGE, FL

32127

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.

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 11 day of November, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff

6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-135857 - NaP
November 14, 21, 2024 24-005771

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 Eclectic POB located at 2500 W. International Speedway Blvd, Suite 900, #1168, in the City of Daytona Beach, Volusia County, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of November, 2024
Real Loud LLC

Nov. 21 24-00155V

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 13596 PRDL
Division 10
IN RE: ESTATE OF MARY JO HUGHES Deceased.

The administration of the estate of Mary Jo Hughes, deceased, whose date of death was January 19, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 November 14, 2024.

Personal Representative:
Douglas Brian Smith
126 Beechwood Lane
Palm Coast, Florida 32137
Attorney for Personal Representative:
Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
November 14, 21, 2024 24-005741

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File Number: 2024 13792 PRDL
Division:10
IN RE: ESTATE OF WILLIAM ROSINSKY, Deceased.

The administration of the Estate of WILLIAM ROSINSKY, Deceased, whose date of death was November 27, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, Deland, FL 32721. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 the 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 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 Florida Statutes Sections 732.216 - 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 November 14, 2024.

Personal Representative:
John Rosinsky
623 Harvester Drive
Oakdale, PA 15070
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
November 14, 21, 2024 24-005731

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 2023 32900 CICI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JERI MCCOY F/K/A GERALDINE MCCOY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2024, and entered in 2023 32900 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JERI MCCOY F/K/A GERALDINE MCCOY, DECEASED, et al. 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 December 06, 2024, the following described property as set forth in said Final Judgment, to wit:

THE N 1/2 OF LOT 8, BLOCK 10, REPLAT OF UNIT NUMBER ONE

HOME ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGE 64, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 607 CEDAR AVE, DAYTONA BEACH, FL 32117

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

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 11 day of November, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-142125 - NaP
November 14, 21, 2024 24-005781

SECOND INSERTION

NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO. 2019 32297 CICI
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XII, Plaintiff, vs.

RANDY E. RICHARDSON; JOHNNIE E. RICHARDSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 6, 2024, and entered in Case No. 2019 32297 CICI of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XII is Plaintiff and RANDY E. RICHARDSON; JOHNNIE E. RICHARDSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on December 11, 2024 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 10, BLOCK 45, FAIRWAY, UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGES 82 AND 83 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administracin Judicial (Court Administration), 125 E

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2024 11526 CICI TOWD POINT MORTGAGE TRUST 2017-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. TAKISHA HAWKINS; UNKNOWN SPOUSE OF TAKISHA HAWKINS; WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III; RFTA PROPERTIES LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Summary Judgment of Foreclosure (In Rem) dated November 7, 2024 nunc pro tunc to October 23, 2024, entered in Civil Case No.: 2024 11526 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein TOWD POINT MORTGAGE TRUST 2017-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, and TAKISHA HAWKINS; WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III; RFTA PROPERTIES LLC, are Defendants.

LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 17th day of January, 2025, the following described real property as set forth in said Judgment, to wit: SEE EXHIBIT 'A' - LEGAL DESCRIPTION EXHIBIT 'A' LEGAL DESCRIPTION LOT 13, DERBYSHIRE SUBDIVISION, ACCORDING TO THE MAP IN MAP BOOK 25, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BEING ALSO DESCRIBED AS FOLLOWS: THAT PART OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 32

EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A REFERENCE POINT BEING THE NORTHWEST CORNER OF LOT 17, LEWIS SUBDIVISION, ADDITION NO. 1, AS RECORDED IN MAP BOOK 23, PAGE 206, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; RUN N. 89° 50' WEST 25 FEET TO A POINT IN THE CENTER LINE OF LEWIS DRIVE, A 50 FOOT STREET AS SHOWN ON THE SAID PLAT OF LEWIS SUBDIVISION, ADDITION NO. 1; THENCE N 0° 10' EAST ALONG SAID CENTER LINE OF LEWIS DRIVE EXTENDED FOR A DISTANCE OF 16.83 FEET TO THE INTERSECTION WITH THE CENTER LINE OF A 50 FOOT STREET KNOWN AS FIFTH STREET EXTENDED; THENCE N 68° 52' 30" EAST ALONG SAID CENTER LINE FOR A DISTANCE OF 109.41 FEET TO A POINT THEREIN; THENCE N 65° 10' EAST ALONG SAID CENTER LINE FOR A DISTANCE OF 125 FEET TO A POINT THEREIN, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 25° WEST FOR A DISTANCE OF 110 FEET TO A POINT; THENCE N 65° 10' EAST FOR A DISTANCE OF 125 FEET TO A POINT IN THE CENTER LINE OF FIFTH STREET EXTENDED, AFORESAID; THENCE S 65° 10' WEST, ALONG SAID CENTER LINE FOR A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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. 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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated: November 8, 2024 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-50843 November 14, 21, 2024 24-005721

SECOND INSERTION

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 23, 2012, a certain Mortgage was executed by JOANNE WOODS as mortgagor in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. as mortgagee [and AMERICAN ADVISORS GROUP as lender], and was recorded on January 10, 2013, in Book 6804, Page 3299 [as Instrument No. 2013-005555] in the Office of the Clerk of Court, Volusia County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated September 5, 2018, and recorded on November 5, 2018, in Book 7618, Page 3402, [as Instrument Number 2018222700], in the Office of the Clerk of Court, Volusia County, Florida; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Borrower, JOANNE WOODS, has died and the Property is not the principal residence of at least one surviving borrower, and the outstanding balance remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 25, 2024 is \$116,936.02; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on April 18, 2024 in Book 8545, Page 2600 [as Instrument No. 2024075814], in the Office of the Clerk of Court, Volusia County, Florida, notice is hereby given that on December 6, 2024 at 12:00 p.m. local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

The following described land, situate, lying and being in Volusia County, Florida, to wit:

The Southerly three-fourths and five-tenths (43.5) feet of Lot Seventeen (17) of FRANK W. SAMP'S SUBDIVISION according to the map or plat thereof as recorded in Plat Book Four (4), page Thirty (30) of the

Public Records of Volusia County, Florida BEING the same property conveyed to Joanne Woods by Deed from Harry C. Bishop and May T. Bishop, dated July 8, 1974 and recorded July 16, 1974 at Book 1745, Page 1049.

Commonly known as: 431 Sheldon Street, New Smyrna Beach, Florida 32168

The sale will be held at front steps of the Volusia County Clerk of the Circuit Court Courthouse at 101 N. Alabama Ave., DeLand, FL 32724.

The Secretary of Housing and Urban Development will bid \$120,967.31.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the Foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$12,096.73 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$12,096.73 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a re-

sult of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$116,936.02 as of September 25, 2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: October 30, 2024 Foreclosure Commissioner Peter E. Lanning, Esq. cXL Legal, PLLC 12425 28th Street N., Suite 200 St. Petersburg, FL 33716 Telephone (727) 536-4911 Facsimile (727) 536-2755 November 14, 21, 28, 2024 24-005651

SECOND INSERTION

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

CASE NO.: 2024 12238 CICI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-5, Plaintiff, vs. UNKNOWN HEIRS OF ROY D. GORSKI A/K/A ROY GORSKI; BARBARA JEAN LEVINS AS TRUSTEE OF THE TRUST AGREEMENT DATED JANUARY 22, 2008; UNKNOWN BENEFICIARIES OF THE TRUST AGREEMENT DATED JANUARY 22, 2008; CITY OF DAYTONA BEACH, FLORIDA; GOODLEAP, LLC F/K/A LOANPAL, LLC; BARBARA JEAN LEVINS; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 6, 2024, and entered in Case No. 2024 11238 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-5, is Plaintiff, and UNKNOWN HEIRS OF ROY D. GORSKI A/K/A ROY GORSKI; BARBARA JEAN LEVINS AS TRUSTEE OF THE TRUST AGREEMENT DATED JANUARY 22, 2008; UNKNOWN BENEFICIARIES OF THE TRUST AGREEMENT DATED JANUARY 22, 2008; CITY OF DAYTONA BEACH, FLORIDA; GOODLEAP, LLC F/K/A LOANPAL, LLC; BARBARA JEAN LEVINS; are defendants. Laura E. Roth, Clerk of 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 11TH day of DECEMBER, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 83, DOUGLAS PARK NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE(S) 65, 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, Court Administration, 101 N. Alabama Avenue, Suite D-305, DeLand, Florida 32724 Phone no. 386-626-6561 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, DeLand, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se you moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, DeLand, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens de 7 jou; si ou gen woblèm pou w tande oubyen pale, rele 711.

Dated this 11th day of November, 2024. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH19467-24/sap November 14, 21, 2024 24-005801

SECOND INSERTION

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

CASE NO.: 2024 12269 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DARREN NEALY; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF DARREN NEALY; 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 17 day of December, 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 24, 25, 26 AND THE NORTH 11 FEET OF LOT 27, BLOCK B, STETSON HIGHLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 521 S DEXTER AVE, 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 8 day of November 2024.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02007 November 14, 21, 2024 24-005701

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12371 PRDL Division 10 IN RE: ESTATE OF GARY WILLIAM TOBER, Deceased.

The administration of the estate of GARY WILLIAM TOBER, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All 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: NOVEMBER 14, 2024. Signed on this 11th day of November, 2024..

HERESA ROSE JOHNSON Personal Representative 5799 Windsor Hill Drive Port Orange, FL 32128 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 November 14, 21, 2024 24-005751

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 SERVICES LLC, Plaintiff, vs. JOYCE A. BUSCH AKA JOYCE BUSCH, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 16, 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, Volusia County, Florida at 11:00AM EST on the December 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 46, THE ORCHARD - PHASE I, ACCORDING TO THE MAP AS RECORDED IN MAP BOOK 44, PAGE 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 INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.

Dated this 6 day of November, 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 November 14, 21, 2024 24-005661

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 13898 PRDL IN RE: ESTATE OF ALBERTA LOUISE BRANDENBURG, Deceased.

The administration of the estate of ALBERTA LOUISE BRANDENBURG, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Po Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: NOVEMBER 14, 2024.

ALBERT THOMAS Personal Representative 2300 East Graves Avenue, Suite 2350 Cypress Orange City, FL 32763 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L.L.C. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrvera@hnh-law.com November 14, 21, 2024 24-005671

FOURTH INSERTION

NOTICE OF SUSPENSION To: JAMES M. WALSH, III Case No: CD202408443/D 3233105 A Notice of Suspension to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. Oct. 31; Nov. 7, 14, 21, 2024 24-005491



SAVE TIME Email your Legal Notice legal@observerlocalnews.com



FLAGLER COUNTY flaglerclerk.com VOLUSIA COUNTY clerk.org



peekers' place You're only cheating yourself.

Crossword puzzle grid with answers: WORK, APPLE, ARTS, SHOW, LEGAL, RURAL, BARCODE, MEANS, BUSINESS, SMARTED, BUST, EMUS, SHEA, PIES, STEAD, PETS, HEATWAVE, POISE, WEBBING, LIV, GREEN, CORRIDOR, DEADSEA, NEA, TONSIL, YURT, DRAWN, ATSIGN, GIS, HOORAY, TAINO, LAUGHS, SEEMSSO, SILT, TEMPHOUSING, APOP, LYESOAP, TAMPED, PLAZA, RIPPLE, LTE, METRIC, STINT, FELL, OLDMAN, TEE, PANS, EAR, LITTLER, RICHARD, AXE, ROSETEA, VENUE, SIX, FLAGS, ALDI, PYGMY, CRIB, NAIR, ATAD, SLOE, OCEANIA, CROPROTATIONS, NOSUGAR, LOUSY, OVERATE, ITS, DONE, UNTIL, ZENITHS

Celebrity Cipher and Sudoku puzzles. Celebrity Cipher answers: Michael Jordan, Sportscaster Ahmad Rashad. Puzzle Two Solution: "Some days you feel like you've had the greatest ego message, then the next day you've been trampled on." Judy Woodruff. Puzzle Three Solution: "If we could all just laugh at ourselves, in hard times or good times, it would be an incredible world." Jena Malone. Sudoku answers: 215638947, 397214865, 864975231, 476523189, 182497653, 539186724, 743869512, 928351476, 651742398

SECOND INSERTION

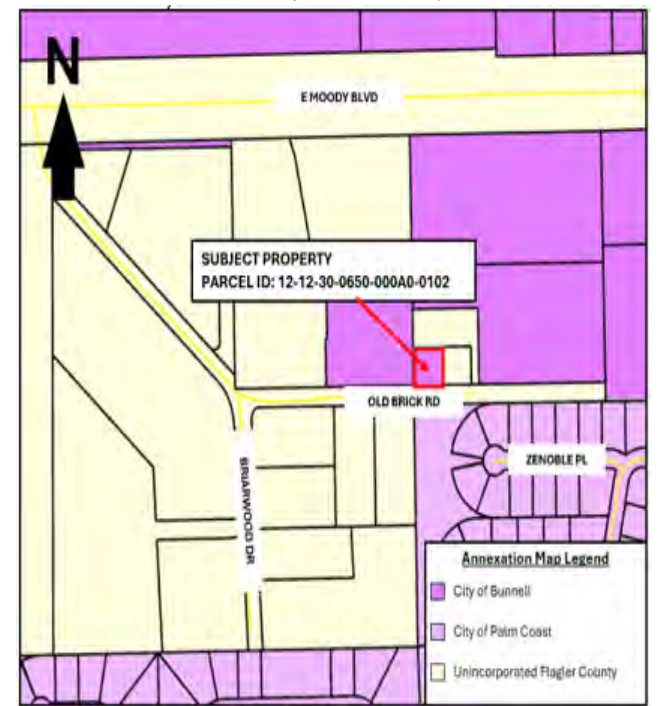
NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 25th day of November 2024, for the purpose of Second and Final Reading of Ordinance 2024-22, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2024-22

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 0.23± ACRES LOCATED AT 325 OLD BRICK ROAD, BEARING PARCEL ID: 12-12-30-0650-000A0-0102 WHICH IS CONTIGUOUS TO THE CITY OF BUNNELL IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDFINING THE BOUNDARIES OF THE CITY OF BUNNELL TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF FLAGLER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS 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 proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd, Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting. **NOTICE:** If a person decides to appeal any decision made by the City Commission 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)



Nov. 14/21

24-00426F



On average, the proposed increases would have increased a monthly residential bill within city limits by \$8.76, according to commission meeting documents. **Photo by Sierra Williams**

Flagler Beach declines to increase utility rates

Commissioner Mealy warned that the city could need to increase rates dramatically to pay for services if nothing is done.

SIERRA WILLIAMS
STAFF WRITER

The Flagler Beach City Commission has declined to increase the city's utility rates, despite shortfalls in expenses. The resolution proposed increasing the sanitation and water and sewage by 3.5%, for both the base rates and flow charges, while storm-water fees would increase from \$14.58 to \$20, or a 37.2% increase. On average, the proposed increases would have

increased a monthly residential bill within city limits by \$8.76, according to commission meeting documents.

But the majority of the commission was not sold on the increases. Commissioner Jane Mealy motioned to approve the increases, but the motion did not receive a second, killing the proposal.

Mealy, who has served on the Flagler Beach Commission since 2006, said she remembers during the early years of her tenure, the commission passed on increasing the rates to keep up with cost of living increases until the city was forced to increase by a large margin all at once.

"I know it sounds really good: 'let's not raise the rates more than we really want to.' Nobody wants to raise rates," Mealy said. "I think we need to be careful, because we could

get caught up in that kind of scenario again."

City Manager Dale Martin said Flagler Beach has already had to move funding from the general tax fund — some \$60,000 in the 2024-2025 budget — to cover the sanitation costs of picking up public trash cans, which previously was not accounted for.

Even with the additional general tax funds though, the sanitation budget is still at a shortfall, Martin said. And according to meeting documents, just the water and sewer actual usage costs versus that of water and sewer operations shows a \$1.1 million shortfall.

The water, sewer and sanitation fees were all proposed to increase at 3.5%, based on the percentage of change in the measure of inflation from 2023-2024 numbers, accord-

ing to the Florida Public Service Commission.

Commissioners Eric Cooley and Rick Belhumeur had issues with the methodology of how the rate increases were decided. Instead of being based on cost of living or inflation, Cooley said.

"If sanitation costs X amount of dollars, then the rate we set should cover cost sanitation," Cooley said.

Though the rate increase has died for now, Martin said the city has commissioned in the 2024-2025 budget for a consultant to come in and conduct a study on the city's sanitation budget.

"To the best of my knowledge, you've never done a deep dive analysis of sanitation, revenues, expenses and progress, and that's what we're intending to do," he said.

School Board moves meetings to 2nd, 4th Tuesdays

The board also approved a contract with David Delaney's law firm, Weiss Serota.

BRENT WORONOFF
ASSOCIATE EDITOR

The Flagler County School Board will continue to meet on Tuesdays, but the board's workshops and business meetings will now be held on the second and fourth Tuesday of each month instead of the first and third Tuesday when they have traditionally been held.

The board adopted the change at its Nov. 19 business meeting to accommodate board attorney David Delaney of the Weiss Serota firm. Delaney has been advising the board on a temporary basis since January when the board terminated the contract of attorney Kristy Gavin.

Later in the Nov. 19 meeting, the board agreed to a contract with Weiss Serota through Dec. 31, 2025. The contract allows the board to terminate the agreement at any time with 30 days written notice following a majority decision by the full board.

The contract calls for the firm to be paid for legal ser-

WELLNESS SITE SELECTED

The Flagler County School Board selected the Belle Terre Swim and Racquet Club as the site for its Wellness Center. On July 23, the School Board approved a contract with Marathon Health to establish and operate a Wellness Center for employees of Flagler Schools.

At its Nov. 19 meeting, the board chose the Belle Terre Swim and Racquet Club over two Class A office building sites in Town Center.

The office sites at City Centre at Town Center required rent totaling between \$45,000 and \$54,000 a year. Flagler Schools owns the Belle Terre Swim and Racquet Club.

All three sites would require a build-out cost of at least \$400,000 with Marathon estimating the Belle Terre Swim and Racquet Club's buildout to cost \$475,000.

The school district no longer offers memberships at the club.

vices by a rate of \$310 per hour for partners, \$235 for associates and \$115 for paralegals.

At the board's Nov. 12 workshop, Delaney said the first and third Tuesday of the month conflicts with his prior commitments to other school districts. He suggested that the board switch its meetings to Wednesdays or the second and fourth Tuesdays. In that scenario, he would attend the agenda workshop virtually on the second Tuesday, and he would attend the business meeting in person on the fourth Tuesday.

With the board chambers unavailable on Wednesdays, the district presented the board with four options for its meetings for the next year: second and fourth Tuesdays, first and fourth Tuesdays, second and fourth Thursdays and the current first and third Tuesdays.

Derek Barrs and Chair Will Furry noted that it was important to have the attorney attend the business meetings in person. Janie Ruddy questioned why it was necessary to change the calendar to accommodate a contracted law firm when the new board has not made a longterm decision on legal services.

Christy Chong said that as much as she likes the current

attorney it was more important to make sure all of the board members could be present for the meetings.

Delaney was not at the Nov. 19 meeting. Weiss Serota partner Milton R. Collins attended the meeting in his place.

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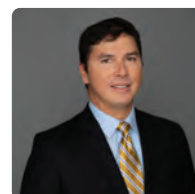
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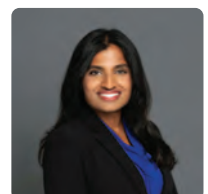
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NEW STORE HOURS

MON-SAT SUNDAY
7AM - 7PM 9AM - 5PM

117 Flagler Plaza Dr Palm Coast, FL 32137 386-517-6886
600 N State St Bunnell, FL 32110 386-437-3191
204 Saint Joe Plaza Dr Palm Coast, FL 32164 386-445-0304

43174-1

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

November 21, 2024

Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301-1329
(850) 488-4197

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Florida Housing Finance Corporation.

REQUEST FOR RELEASE OF FUNDS

On or about December 9, 2024 the Florida Housing Finance Corporation (FHFC) will submit a request to the U. S. Department of Housing and Urban Development (HUD) for the release of a Home Investment Partnership Program (HOME) loan for the financing for Rental Developments in Certain Hurricane Ian Impacted Counties, under 24 CFR Part 92 under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), in accordance with Section 288 (42 U.S.C. 12838), as amended, to undertake a project known as **Phoenix Crossings located at the North Intersection Hwy 100 and North Bay Street, Bunnell, Flagler County, Florida.** The proposed development is for the construction of 28 Garden Apartments comprising of two (2)-residential buildings two (2)-stories high. Construction costs are estimated at \$10,201,872 to be partially funded with HOME in an amount up to \$6,250,000. The project is anticipated to have 30 Project Based Vouchers which will be generated through The Flagler County Housing Authority. The Flagler County Housing Authority will submit a request to the HUD Office of Public Housing for the release of Project Based Voucher assistance from the Section 8 Housing Choice Vouchers Program under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (42 U.S.C. 1437F).

FINDING OF NO SIGNIFICANT IMPACT

The Florida Housing Finance Corporation has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, and may be examined or copied weekdays 9:00 AM to 4:00 PM.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, Attention: Ms. Angeliki Sellers or via e-mail at ERRComments@floridahousing.org. All comments received by December 6, 2024, will be considered by the Florida Housing Finance Corporation prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Florida Housing Finance Corporation certifies to the U.S. Department of Housing and Urban Development (HUD) that Ms. Angeliki Sellers, in her capacity as Chief Financial Officer with delegated Certifying Officer duties of the FHFC, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorizes and allows FHFC to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the Florida Housing Finance Corporation's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Florida Housing Finance Corporation; (b) the Florida Housing Finance Corporation has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections for HOME funding must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Ms. Tonya R. Madison, CPD Representative, U.S. Department of Housing & Urban Development, Community Planning & Development Division, Jacksonville Field Office, 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202. Objections to the use of Project Based Vouchers must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Janice Rodriguez, Director, Office of Public and Indian Housing, U.S. Department of Housing & Urban Development and sent via email to janice.rodriguez@hud.gov. Potential objectors should contact the HUD Jacksonville Field Office via email to Tonya.R.Madison@hud.gov or Janice.Rodriguez@hud.gov to verify the actual last day of the objection period.

Ms. Angeliki Sellers, Chief Financial Officer of the Florida Housing Finance Corporation
Nov. 21/28
Dec. 5
24-00446F

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 3rd day of December 2024, for the purpose of hearing Ordinance 2024-XX, 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 SCHEDULE OF CAPITAL IMPROVEMENTS IN THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3177, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY 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 Ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)
Nov. 21 24-00453F

FIRST INSERTION

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING
Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, December 5, 2024, at 9:00 a.m. at the Creekside Amenity Center, 2 North Village Parkway, Palm Coast, FL 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
Nov. 21 24-00447F

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 3rd day of December 2024, for the purpose of hearing a special exception to allow a multifamily triplex use on a parcel zoned B-1, Business District (Application No. SE 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.

SE 2024-06

REQUESTING APPROVAL FOR A SPECIAL EXCEPTION USE TO CHANGE THE USE OF A PROPERTY, ZONED FOR B-1, BUSINESS DISTRICT, TO A MULTIFAMILY TRIPLEX, LOCATED AT 1300 EAST MOODY BOULEVARD.
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 special exception, either in person or in writing, might preclude the ability of such person to contest the special exception 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)



Nov. 21

24-00454F

FIRST INSERTION

NOTICE OF ACTION

IN AND FOR FLAGLER COUNTY, FLORIDA

CASE NO.: 2024-CA-000373

Plaintiff: SCALABLE RES, LLC, a Virginia limited liability company.

Defendant: KYLE OWENS, an individual.

TO: KYLE OWENS,

whose last known address is unknown, and all parties claiming interests by, through, under, or against the above-named Defendant(s).

YOU ARE HEREBY NOTIFIED that an action has been filed against you involving the following counts:

1. Breach of Contract - Contractor Agreement
2. Breach of Contract - Post-Termination Verbal Agreement
3. Breach of Implied in Fact Contract
4. Breach of Implied in Law Contract (Quasi-Contract)
5. Fraud
6. Tortious Interference with Existing Business Relationships
7. Conversion
8. Accounting
9. Breach of Covenant of Good Faith and Fair Dealing - Contractor Agreement
10. Breach of Covenant of Good Faith and Fair Dealing - Post-Termination Verbal Agreement

This action involves claims of breach of contract, fraud, and other related business disputes, seeking remedies and relief due to alleged contractual and tortious misconduct.

You are required to file a written response with the Clerk of the Court and send a copy to the Plaintiff's attorney within 20 days from the date of the first publication of this notice. Failure to respond within the allowed time may result in a judgment being entered against you by default for the relief sought in the complaint.

DATED this 18th day of November, 2024.

Tom Bexley, Clerk of the Circuit Court

Plaintiff's Attorney:

Richard A.C. Alton, Esq.

1931 N.W. 150th Avenue, Suite #274, Pembroke Pines, Florida 33028

Office: (754) 600-9281

Fax: (305) 397-2349

Email: richard@altonlawflorida.com

Nov. 21, 28; Dec. 5, 12, 2024

24-00273G

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2023-CC-000617

NORTHFIELD HOLDING CORP., d/b/a FLORIDA WINDOW & DOOR, Plaintiff, v.

DUDLEY BUCHANAN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Default Final Judgment of Foreclosure dated November 13, 2024 and entered in Case No. 23-CC-000617 of the County Court of the 7th Judicial Circuit in and for Flagler County, Florida wherein NORTHFIELD HOLDING CORP. d/b/a FLORIDA WINDOW & DOOR, is the Plaintiff, and DUDLEY BUCHANAN is the Defendant, the Clerk of the Court of the 7th Judicial Circuit, Tom Bexley, will sell to the highest and best bidder for cash at www.flagler.realforeclose.com at 11:00 a.m. on January 31, 2025, the following described property as set forth in said Order or Default Final Judgment, to-wit:

Lot 2, Block 72, SUBDIVISION PLAT, ROYAL PALMS - SECTION -32, PALM COAST, according to the plat thereof as recorded in Map Book 10, Pages 54 through 66, inclusive of the Public Records of Flagler County, Florida

FRANK, WEINBERG & BLACK, P.L. Attorneys for Plaintiff
7805 S.W. 6th Court
Plantation, Florida 33324
Telephone: (954) 474-8000
atulloch@fwblaw.net
By: ASHLEY R. TULLOCH
Fla. Bar #107102
November 21, 28, 2024 24-00274G

a/k/a 38 Rollings Sand Drive, 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 WITHIN SIXTY (60) DAYS AFTER THE SALE." SEE FLORIDA STATUTE 45.031(2)(f)."

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 THE ADA PHONE LINE AT (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.

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FRANK, WEINBERG & BLACK, P.L. Attorneys for Plaintiff
7805 S.W. 6th Court
Plantation, Florida 33324
Telephone: (9

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 CP 000545

DIVISION: 48
IN RE: ESTATE OF JAMES WAYNE ROBEAUX,
a/k/a WAYNE ROBEAUX,
a/k/a J. WAYNE ROBEAUX,
a/k/a JAMES W. ROBEAUX,
Deceased.
REBECCA ROBEAUX,
Petitioner,
vs.
REBECCA ROBEAUX,
Respondent.

The administration of the estate of JAMES WAYNE ROBEAUX, also known as WAYNE ROBEAUX, also known as J. WAYNE ROBEAUX, also known as JAMES W. ROBEAUX, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate 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 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: November 14, 2024.

REBECCA ROBEAUX
Personal Representative
2906 Janet Street
Benton, Arkansas 72015
Erik P. Shuman, Esq.
Attorney for Personal Representative
Florida Bar No. 990681
Gray-Robinson, P.A.
P.O. Box 1870
Melbourne, FL 32902
Telephone: (321) 727-8100
Email: erik.shuman@gray-robison.com
Secondary Email:
barbara.shuman@gray-robison.com
November 14, 21, 2024 24-00271G

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/29/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1995 TERS TV 1EA4D3925S1465496 . Last Tenants: SUZANNE CLAIRE MORELLI AND ARNOLD DAVID POLK JR and all unknown parties beneficiaries heirs . Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136. 813-282-6754.
Nov. 14/21 24-00441F

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/29/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1988 HYLTI TV 19LBA02R9JA861177 . Last Tenants: KEVIN ROBERT BEDNARCHICK AND ROBERT CARL FLYNN and all unknown parties beneficiaries heirs . Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136. 813-282-6754.
Nov. 14/21 24-00442F

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/29/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1998 COAC TV 1TC2B3372W3001580 . Last Tenants: RACHEL LYNETTE HOLTON AND DEWEY THOMAS HOLTON III and all unknown parties beneficiaries heirs . Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136. 813-282-6754.
Nov. 14/21 24-00440F

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 11/29/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 2003 SKYO TV 1SL900R283F000388 . Last Tenants: ADAM ELI JUSTUS AKA AMANDA ELIZABETH JUSTUS, AND ANNALEISA SIOBHAN CARRIGAN JUERGENS and all unknown parties beneficiaries heirs . Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136. 813-282-6754.
Nov. 14/21 24-00443F

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2022 CA 000361

Wells Fargo Bank, N.A., Plaintiff, vs. Edward L. Stark, et al., Defendants.
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 6th day of December, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 17, SAM BROWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT AT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER 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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.
Dated this 8th day of November, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F00750
November 14, 21, 2024 24-00270G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2018 CA 000256
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. 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 TURNER; UNKNOWN SPOUSE OF ANNEKE DILLARD TURNER; JAMES 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 December 06, 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 RECORDED 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 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 11 day of November, 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 - RaO
November 14, 21, 2024 24-00272G

FOURTH INSERTION

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

Flagler County, Florida (the "County") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to fund the following:

-Beach renourishment services, facilities, and programs in the unincorporated area of the County, including for construction and maintenance of beach dune systems.

These assessments will commence in the Fiscal Year beginning on October 1, 2025, and continue year to year until discontinued by the County. The County will consider the adoption of resolutions electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 9:00 a.m., or as soon thereafter as possible, on December 2, 2024, in the Board Chambers, 1769 East Moody Blvd., Bldg. 2, Bunnell, Florida. Such resolutions will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of the resolution, which contains the legal description of the real property subject to the levy, are on file and available for inspection at the Office of the County Administrator located at 1769 E. Moody Boulevard, Building 2, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the County with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Flagler County Administration Office at (386) 313-4001, at least 48 hours prior to the date of the hearing.

Oct. 31, Nov. 7/14/21 24-00341F

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This week's Crossword answers

L	A	B	W	O	R	K	A	P	P	L	E	A	R	T	S	H	O	W	
I	L	L	E	G	A	L	R	U	R	A	L	B	A	R	C	O	D	E	
M	E	A	N	S	B	U	S	I	N	E	S	S	M	A	R	T	E	D	
B	U	S	T	E	M	U	S	S	H	E	A	P	I	E	S				
S	T	E	A	D	P	E	T	S	W	E	B	B	I	N	G	L	I	V	
G	R	E	E	N	C	O	R	R	I	D	O	R	D	E	A	D	S	E	A
N	E	A	T	O	N	S	I	L	Y	U	R	T	D	R	A	W	N		
A	T	S	I	G	N	G	I	S	H	O	O	R	A	Y					
T	A	I	N	O	L	A	U	G	H	S	S	E	E	M	S	S	O		
S	I	L	T	T	E	M	P	H	O	U	S	I	N	G	A	P	O	P	
L	Y	E	S	O	A	P	T	A	M	P	E	D	P	L	A	Z	A		
R	I	P	P	L	E	L	T	E	M	E	T	R	I	C					
S	T	I	N	T	F	E	L	L	O	L	D	M	A	N	T	E	E		
P	A	N	S	E	A	R	L	I	T	T	L	E	R	I	C	H	A	R	D
A	X	E	R	O	S	E	T	E	A	V	E	N	U	E					
S	I	X	F	L	A	G	S	A	L	D	I	P	Y	G	M	Y			
C	R	I	B	N	A	I	R	A	T	A	D	S	L	O	E				
O	C	E	A	N	I	A	C	R	O	P	R	O	T	A	T	I	O	N	S
N	O	S	A	G	A	R	L	O	U	S	Y	O	V	E	R	A	T	E	
I	T	S	D	O	N	E	U	N	T	I	L	Z	E	N	I	T	H	S	

This week's Celebrity Cipher answers
Puzzle One Solution:
"If you were the greatest, you were the Michael Jordan of whatever business you were in."
Sportscaster Ahmad Rashad

Puzzle Two Solution:
"Some days you feel like you've had the greatest ego massage, then the next day you've been trampled on."
Judy Woodruff

Puzzle Three Solution:
"If we could all just laugh at ourselves, in hard times or good times, it would be an incredible world."
Jena Malone

This week's Sudoku answers

2	1	5	6	3	8	9	4	7
3	9	7	2	1	4	8	6	5
8	6	4	9	7	5	2	3	1
4	7	6	5	2	3	1	8	9
1	8	2	4	9	7	6	5	3
5	3	9	1	8	6	7	2	4
7	4	3	8	6	9	5	1	2
9	2	8	3	5	1	4	7	6
6	5	1	7	4	2	3	9	8

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