# VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA. CASE No. 2018 31488 CICI AMERICAN ADVISORS GROUP, Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY. THROUGH, UNDER OR AGAINST THE ESTATE OF HANNELORE HEIDEN AKA HANNELORE AMAILIE HEIDEN, DECEASED, et al.

**Defendants.**NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018 31488 CICI of the Circuit Court of the 7TH Judicial Circuit in and for VOLUSIA County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HANNELORE HEIDEN AKA HANNELORE AMAILIE HEIDEN, DECEASED, et al., are Defendants, Clerk of Court, Laura E. Roth, will sell to the highest bidder for cash at WWW.VOLUSIA. REALFORECLOSE.COM, at the hour of 11:00 AM, on the 8th day of January, 2025, the following described property:

PARCEL 1: THE NORTHERLY 25 FEET OF THE EASTERLY 188 FEET OF LOT 4, BLOCK 19, OF CHARLES A. BALLOUGH'S SUBDIVISION, ACCORDING TO PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 76, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2: THAT PART OF LOTS 3 AND 4, BLOCK 19, EAST DAYTONA ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 106. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LY-ING NORTH OF THE NORTH LINE OF POST AND BALLOUGH'S SUB-DIVISION OTHERWISE KNOWN AS CHARLES A. BALLOUGH'S SUBDIVISION OF PART OF CLARK HOMESTEAD AS PER MAP IN MAP BOOK 1, PAGE 76, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THAT PART OF LOT 3, IN BLOCK 19, OF BAL-LOUGH'S SUBDIVISION OF PART OF THE CLARK HOMESTEAD, AS PER MAP IN MAP BOOK 1, PAGE 76, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DE-SCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE WEST LINE OF NORTH PENIN-SULA DRIVE (FORMERLY PINE-WOOD AVENUE). SAID POINT BEING 300 FEET NORTHERLY FROM THE NORTH LINE OF JES-SAMINE BOULEVARD. THENCE FROM SAID POINT WESTERLY AND PARALLEL WITH THE NORTH LINE OF JESSAMINE BOULEVARD A DISTANCE OF 188 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WEST LINE OF NORTH PENINSULA DRIVE, A DISTANCE OF 50 FEET; THENCE EASTERLY AND PARAL-LEL WITH THE NORTH LINE OF JESSAMINE BOULEVARD TO THE WEST LINE OF NORTH PENIN-SULA DRIVE; THENCE SOUTH-ERLY A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; SAID PROPERTY BEING A PORTION OF LOT 3, BLOCK 19 OF BALLOUGH'S SUBDIVISION OF A PORTION OF CLARK HOMESTEAD AS RECORD-ED IN MAP BOOK 1, PAGE 76, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA, AND A PORTION OF LOT 3, BLOCK 19, EAST DAYTONA, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 106. PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

### **IMPORTANT**

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

DATED this 22nd day of November,

2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa. Chin-Duncan@gmlaw.com

Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 34407.1145 / JSchwartz Nov. 28; Dec. 5, 2024 24-00596I

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### FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023 11775 CIDL Truist Bank, successor by merger to SunTrust Bank.

Plaintiff, vs. Jean F. Greene a/k/a Jeanne F. Greene a/k/a Jean Frazee Greene a/k/a Jean Frazee, et al.,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11775 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank is the Plaintiff and Jean F. Greene a/k/a Jeanne F. Greene a/k/aJean Frazee Greene a/k/a Jean Frazee; Unknown Spouse of Jean F. Greene a/k/a Jeanne F. Greene a/k/a Jean Frazee Greene a/k/a Jean Frazee; Truist Bank, successor by merger to SunTrust Bank are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and www.volusia. best bidder for cash at, realforeclose.com, beginning at 11:00 AM on the 9th day of January, 2025, the follow-ing described property as set forth in said Final Judgment, to wit:

LOT 3, RESUBDIVISION OF BLOCK 14, SILVER SANDS SUBDI-VISION SECTION "A", ACCORDING TO THE MAP OR PLAT THEREOF. AS RECORDED IN PLAT BOOK 25, PAGE 50, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,

TAX ID: 743505140040 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.

### FIRST INSERTION

# NOTICE OF PUBLIC SALE

The following personal property of Anna Marie Seitter and If Deceased, All Beneficiaries, Heirs, Successors And Assigns of Anna Marie Seitter, And All Parties Having or Claiming To Have Any Right, Title or Interest In the Property Herein Described will on the 12th day of December 2024 at 10:00 a.m., on property at 1300 Hand Avenue, Lot #B-26, Ormond Beach, Volusia County, Florida 32174, in Pinewood Mobile Home Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1977 NOBI Mobile Home VIN No.: N2197 Title No.: 14906587

And All Other Personal Property Therein Nov. 28, Dec. 5

# FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 12/13/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1967 LEFR HS G6012LEM864 . Last Tenants: JAMES LEE NEDROW and all unknown parties beneficiaries heirs
. Sale to be at WHAT BOX SON LLC DBA RAMAR MOBILE HOME PARK, 1930 S RIDGEWOOD AVE, SOUTH DAYTONA,

FL 32119. 321-213-0825. 24-00158V

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, De-Land, 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 INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

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

habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-

CION JUDICIAL Dated this 19th day of November, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourt Docs@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00618 Nov. 28; Dec. 5, 2024

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION FILE NO.: 2024 14011 PRDL DIVISION: 10 IN RE: ESTATE OF URSULA K. PRESTON

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

You are hereby notified that an Order of Summary Administration has been entered in the estate of URSULA K. PRESTON, deceased, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, De-Land, FL 32721; that the decedent's date of death was February 8, 2024; that the total value of the estate is \$256,695.00 (exempt homestead) and that the names and addresses of those to whom it has been as-

signed by such order are: Name, Address; Christine A. Preston, 101, Underbrush Trail, Port Orange, FL 32128; Geoffrey Wade Preston, 1116 Harbin Ridge Lane, Knoxville, TN 37909

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. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 28, 2024.

**Christine Preston, Petitioner** 101 Underbrush Trail

Port Orange, FL 32128 /s/ FRED B. SHARE, ESQUIRE Florida Bar No.: 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Petitioner Nov. 28; Dec. 5, 2024

### This week's Celebrity Cipher answers Puzzle One Solution:

"There is something about laughter that can take away all the darkness.'

Christina Applegate

"I love wearing a lot of color, and I am majorly into scarves. I'm the Beau Brummel of Fleetwood Mac." Mick Fleetwood

Puzzle Three Solution:
"The natural world is a package deal; you don't get
to select which facts you like and which you don't."
"Science Guy" Bill Nye

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### FIRST 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. 642024CA011196XXXADL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST. Plaintiff, vs. BRANDY DUNN; CHARLES DUNN; CITY OF DELTONA, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF

REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; TRUGRIT ROOFING, LLC; 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 7, 2024, and entered in Case No. 642024CA011196XXXADL of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDU-AL CAPACITY, BUT SOLELY AS TRUST-EE OF LSF9 MASTER PARTICIPATION TRUST is Plaintiff and BRANDY DUNN; CHARLES DUNN; CITY OF DELTONA, FLORIDA; STATE OF FLORIDA, DE-PARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; TRUGRIT ROOF-ING, LLC; 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 HERE-IN 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 January 9, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 32, BLOCK 789, DELTONA

LAKES UNIT THIRTY-TWO, AC-CORDING TO THE PLAT THERE-OF AS RECORDED IN MAP BOOK 27, PAGES 101 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUN-

ANY PERSON CLAIMING AN INTER-

EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-

VIDED HEREIN.
REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILI-

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 hear-

Si usted es una persona con discapacidad

ESTOS NUMEROS TELEFONICOS

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

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 1491-196018 / SR4

Nov. 28; Dec. 5, 2024 24-00592I

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

PROBATE DIVISION CASE NO.: 2024-13411-PRDL DIVISION: 10 IN RE: The Estate of STEPHEN R. EDWARDS, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

The administration of the estate of STE-PHEN R. EDWARDS, deceased, whose date of death was February 10, 2024, and whose social security number is XXX-XX-4780, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

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

ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER

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

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

as specified under s. 732.2211. The date of first publication of this Notice is November 28, 2024.

### /s/ Barbara Edwards BARBARA EDWARDS,

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

24-00593I

Nov. 28: Dec. 5, 2024

ing or voice impaired, call 711 THESE ARÊ NOT COURT INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

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. Comun-quese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame

NO SON PARA OBTENER INFORMACION JUDICIAL

to the sale.

DATED November 11, 2024.

Service E-mail: answers@dallegal.com

### FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR  $VOLUSIA\ COUNTY,\ FLORIDA$ PROBATE DIVISION FILE NO.: 2024 13917 PRDL

DIVISION: 10 IN RE: ESTATE OF CATHERYN S. MARTIN a/k/a CATHRYN S. MARTIN, Deceased. The administration of the estate of CATH-

ERYN S. MARTIN a/k/a CATHRYN S. MARTIN, deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, Deland, FL 32721. The names and addresses of the personal repreentative and the personal attorney are set forth below.

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

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 NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702

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

OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2024.

/s/ Adriane Miles, Personal Representative 6 Tidewater Drive Ormond Beach, FL 32174

/s/ FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative Nov. 28; Dec. 5, 2024

# FIRST INSERTION

### NOTICE OF PUBLIC SALE Notice is hereby given that on 12/13/2024

at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 SPRI HS N22727 Last Tenants: JOHN BOYD MELDER, ETHEL JANE MELDER, JAMES FOX, AND IVA DIANNE FOX and all unknown parties beneficiaries heirs . Sale to be at BLUE GABLES MHP LLC, 302 SOUTH RIDGEWOOD AVENUE, EDGEWATER, FL 32132. 813-241-829. 24-00159V Nov. 28, Dec. 5

# eekers' plac

### You're only cheating yourself This week's Crossword answers AROMAS M I T A D A C I T E D E M O T I O N S A D O R E PIRACY SHOWMETHEROPES ANAKIN HOKIES REO PARK INC ANDPULLSOMESTRINGS J A B S H O G S E W E R S A N G A L I A E R A A I D A I T R I E D G O T O B A T F O R M E D D T E T A A L E M O I S T B A S C D C A S E L A R G I S H SEENIT GETTHEBALLROLLING C A R T I R E A P P A L L I P O O L E C O R E Y B O G V O T I V E I T E M K E G C A S T A W I D E N E T NONAME GARR INS ASPECTFIGCALL G R E A S E T H E W H E E L S S H H O E R F A V A N S A T E E O F F O V E R I T P U T I N A G O O D W O R D F U T U R E E N O K I S P R A Y T A N DOMES TEN

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# SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS 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

### SECOND INSERTION

and addresses of those to whom it has been

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 MAT-THEW 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 represen-

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

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

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 Stat-

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

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

The date of first publication of this notice is: 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@heidiwebb.com Secondary Email: filing@heidiw November 21, 28, 2024

NOTICE OF DEFAULT AND

FORECLOSURE SALE

a certain Mortgage was executed by JOANNE WOODS as mortgagor in favor of

MORTGAGE ELECTRONIC REGISTRA-

TION SYSTEMS INC. as mortgagee [and AMERICAN ADVISORS GROUP as lend-

er], and was recorded on January 10, 2013,

in Book 6804, Page 3299  $[\![$  as Instrument

No. 2013-0055551 in the Office of the Clerk

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

WHEREAS, the Mortgage is now owned

by the Secretary, pursuant to an assignment dated September 5, 2018, and re-

corded on November 5, 2018, in Book

7618, Page 3402, [as Instrument Number

2018222700], in the Office of the Clerk of

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 sur-

viving borrower, and the outstanding bal-

ance remains wholly unpaid as of the date

of this notice, and no payment has been

made sufficient to restore the loan to cur-

linquent as of September 25, 2024 is

\$116,936.02; and

WHEREAS, the entire amount de-

WHEREAS, by virtue of this default, the

Secretary has declared the entire amount of

the indebtedness secured by the Mortgage

NOW THEREFORE, pursuant to pow-

ers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C.

 $3751~{\rm et}~{\rm seq.},$  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, Flori-

da, notice is hereby given that on December

to be immediately due and payable;

Court, Volusia County, Florida; and

of Court, Volusia County, Florida; and

WHEREAS, on November 23, 2012,

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

The personal representative has no duty to discover whether any property held at ne time of the decedent's death by the de-

# SECOND 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-HOHNSBEHN A/K/A GERDA INGE KNIERIM-HOHNSBEHN,

Deceased. The administration of the estate of GERDA I KNIERIM-HOHNSBEHN A/K/A GER-DA INGE KNIERIM-HOHNSBEHN, deceased, whose date of death was September 7, 2024, is pending in the Circuit Court for olusia County, Florida, Probate Division, the address of which is P.O. Box 6043, De-Land, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: 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 24-00587I November 21, 28, 2024

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  $\hbox{E-Mail: DVidal@legalteamforlife.com}\\$ Secondary E-Mail:

 ${\bf Proserv@legal team for life.com}$ November 21, 28, 2024 24-00588I

### SECOND 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: NOVEMBER 21, 2024. Signed on this 16 day of October, 2024. JUDI A. 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 Blyd. Ormond Beach, FL 32184 Telephone: (386) 677-3431 Email: Kit@koreylawpa.com

Secondary Email: Michele@korevlawpa.com November 21, 28, 2024

SECOND 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, GRANT-

EES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DAVID RHODES, 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-

### SECOND 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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.

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

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

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

is November 21, 2024. Kenneth James Elam

# Personal Representative

511 Tera Plantation Lane Debary, Florida 32713 Wendy A. Mara, Esq. Attorney for Personal Representative Florida Bar Number: 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: paralegalm@maralawpa.com

November 21, 28, 2024

24-00584I

# SECOND 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 AV-ENUE, ORMOND BEACH, FL 32174.

813-241-8269. 24-00156V Nov. 21/28

# SECOND 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

# SECOND INSERTION

# Notice of Sale

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

Sale date December 13th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

399272008 Volvo YV1RS592982679943 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Beach 386-252-7676 Lien Amt \$3,769.88

2015 Volvo YV4902RM0F2660123 Lienor: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Beach 386-252-7676 Lien Amt \$850.75

24-00153V

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 RE-CORDS 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

### SECOND INSERTION

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

PROBATE DIVISION FILE NO.: 2024 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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

is 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

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.

**10B** 

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 1000010491

November 21, 28, 2024 24-00590I

### SECOND INSERTION

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

CASE NO.: 2024 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

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

described property:

LOT 9, BLOCK 897, DELTONA

LAKES UNIT THIRTY FOUR, AC-CORDING 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

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 24-00582I

November 21, 28, 2024

# SECOND INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45** 

24-00583I

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

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 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, AC-CORDING TO THE PLAT THERE-OF AS RECORDED IN MAP BOOK 28, PAGES 146 THROUGH 152, INCLUSIVE, OF THE PUBLIC RE-CORDS 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 24-00581I

### 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 fivetenths (43.5) feet of Lot Seventeen (17) of FRANK W. SAMS' SUBDIVISION according to the map or plat thereof as recorded in Plat Book Four (4), page Thirty (30) of the THIRD INSERTION

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., De-

The Secretary of Housing and Urban De-

velopment 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

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 result 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. eXL 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

24-00565I

Nov. 21

THURSDAY, NOVEMBER 28, 2024

# FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000733 IN RE: ESTATE OF GAIL COLAIACOMO. Deceased.

The administration of the estate of Gail Colaiacomo, deceased, whose date of death was June 9, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd. Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 NO-

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

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

The date of first publication of this notice is November 28, 2024.

Personal Representative: Erika Jean Colaiacomo 1174 Wilmington Ave. SW Atlanta, Georgia 30310

Attorney for Personal Representative Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs,  $\hat{\text{FL}}$  33065 Telephone: (954) 340-4051 Fax: (954) 809-1774 E-Mail: andy@ponnock 24-00277G Nov. 28; Dec. 5, 2024

FIRST INSERTION

### NOTICE OF PUBLIC MEETING TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Tomoka Community Development District ("District") will hold a special meeting of the Board of Supervisors on December 6, 2024, at 3:00 p.m., at 150 Flagler Plaza Drive, Palm Coast, FL 32137. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda. along with any meeting materials available in an electronic format, may be obtained at https://tomokacdd.com/.

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 to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings 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 such appeal is to be based.

'ivian Carvalho District Manager

24-00438F

# FIRST INSERTION

NOTICE OF OFFICE CLOSURE Betty and I (Michael Struble, D.C.) will be closing Palm Coast Chiropractic Clinic at 4883 Palm Coast Pkwy, NW #4. Our expected closure date is January 8, 2025. We would like to make this transition as smooth as possible for our patients. Dr. Struble has been in contact with Dr. Davis at Davis Chiropractic. He is located here in the West Pointe Plaza. Dr. Davis has agreed to take our patient charts. We will provide patient records to him and they will be available at his office when we officially close the office. His address is as follows: Davis Chiropractic Center, 381 Palm Coast PKWY, SW, Unit #2, Palm Coast, FL. 32137, 386-264-6800

Our years here at Palm Coast Chiropractic Clinic have been filled with many rewarding experiences and memorable patients! If you have any issues or questions, please feel free to contact our office 386-445-6565

Nov. 28, Dec. 5/12/19 24-00456F

### FIRST INSERTION

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

CASE No. 2024 CA 000525 MORTGAGE ASSETS MANAGEMENT,

PLAINTIFF, VS. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ALPHONSE P. FRALLICCIARDI A/K/A ALPHONSE FRALLICCIARDI A/K/A AL FRALLI (DECEASED), ET AL.

DEFENDANT(S).
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ALPHONSE P. FRALLICCIARDI A/K/A ALPHONSE FRALLICCIARDI A/K/A AL FRALLI (DECEASED) RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 12 Clement Ct, Palm Coast, FL 32137

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

LOT 39, BLOCK 12, COUNTRY CLUB COVE, SECTION 16, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORD ED IN MAP BOOK 6, PAGES 81 THROUGH 86, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMEND-ED BY INSTRUMENT RECORD-ED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE

### FIRST INSERTION

PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Flor-ida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox. com on Thursday the 19th day of December, 2024 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110 Jennifer Yeadon: Totes, TV, bikes. Ashley Murray: Totes, guitars, amplifiers, bicycles. Suzanne Szulc: Furniture, TV, Organ/Pi-ano. Ray McCall: Totes, rims, AC window unit. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid

debit card per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated Nov. 28,

24-00452F

for at the time of purchase by cash or credit/

PUBLIC RECORDS OF FLAGLER

COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 30 days after first publication or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

Date: 11/22/2024 Clerk of the Circuit Court (SEAL) By: /s/ Margarita Ruiz

Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff 600 West Hillsboro Boulevard, Suite 600

Deerfield Beach, FL 33441 Our Case #: 24-001211/2024 CA 000525/

Nov. 28; Dec. 5, 2024 24-00279G

# FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW NOTICE UNDER FICTITIOUS

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Thuy restaurant, located at 54 north Riverwalk

drive, in the City of Palm Coast, County of Flagler, State of FL, 32137, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22 of November, 2024. Cuong Pham

54 north Riverwalk drive Palm Coast, FL 32137

24-00458F

# 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 Flagler Home Inspections located at 11 Clark Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahas-

Dated this 19th day of November, 2024 Palm Coast Outdoor Services, LLC

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PAGE 362, AND RE-RECORDED IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY,  $\,$ FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2020 CA 000056 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Plaintiff, vs.

THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF EDWARD ZEGILLA, DECEASED,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020 CA 000056 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the Plaintiff and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE EDWARD ZEGILLA, DECEASED; LINDA ZEGILLA; Lisa Kullack; Edward Zegilla; Jon Zegilla; PALM POINTE 1 CONDOMINIUM ASSOCIATION, INC.; PALM POINTE MASTER ASSOCIATION, INC. 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 7th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 11M, PHASE II, OF PALM POINTE 1, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OF CONDOMINIM THEREOF, RECORDED IN OF-FICIAL RECORDS BOOK 1233.

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW

Pursuant to F.S. \$865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business

under the fictitious name of Flagler Home

Inspections, located at 11 Clark Lane, in the

City of Palm Coast, County of Flagler, State

of FL, 32137, intends to register the said

name with the Division of Corporations of

the Florida Department of State, Tallahas-

see, Florida.
Dated this 19 of November, 2024.

Palm Coast Outdoor Services, LLC

11 Clark Lane Palm Coast, FL 32137

November 28, 2024

IN OFFICIAL RECORDS BOOK 1233, PAGE 1080; AMENDMENT TO ADD PHASE II RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 1013, OF THE PUB-LIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TO-GETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELE-

TAX ID: 12-12-30-5070-00000-

11M0 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

Dated this 25th day of November, 2024 BROCK & SCOTT, PLLC Attorney for Plaintiff

4919 Memorial Hwy, Suite 135Tampa, 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 # 20-F01607

24-00280G

### FIRST INSERTION

Nov. 28; Dec. 5, 2024

### 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 F.A. SHARLOT CLEAN SERVICES located at 300 TUSCAN RESERVE DR UNIT 331, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of November, 2024 HERMANOS LOSADA LLC





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# SUBSEQUENT INSERTIONS

SECOND INSERTION

AMENDED NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 686 Division 48 IN RE: ESTATE OF SHELBY SULTAN

Deceased. The administration of the estate of Shelby Sultan, deceased, whose date of death was September 3, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is November 21, 2024.

Personal Representative: **Andrew Howard Sultan** 16 Zeolite Place Palm Coast, Florida 32164

Diane Å. 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  $\hbox{E-Mail: DV} idal@legal teamfor life.com$ Secondary E-Mail:  ${\bf Proserv@legal teamfor life.com}$ 

24-00276G

November 21, 28, 2024

Attorney for Personal Representative:

### SECOND 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:

Breach of Contract - Contractor Agreement

- Breach of Contract Post-Termination Verbal Agreement Breach of Implied in Fact Contract
- Breach of Implied in Law Contract (Quasi-Contract) Fraud
- Tortious Interference with Existing Business Relationships
- Conversion
- Accounting
- Breach of Covenant of Good Faith and Fair Dealing Contractor Agreement 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

NOTICE OF SALE PURSUANT TO

FLAGLER COUNTY, FLORIDA CASE NO. 2023-CC-000617 NORTHFIELD HOLDING CORP.

Plaintiff, v.
DUDLEY BUCHANAN, et al.,

FLORIDA WINDOW & DOOR

Lot 2, Block 72, SUBDIVISION

PALM COAST, according to the plat Public Records of Flagler County,

a/k/a 38 Rollings Sand Drive, Palm Coast, FL 32164

IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS ANY ACCOM-MOCATION IN ORDER TO PARTICI-PATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSIS-TANCE. PLEASE CONTACT THE ADA PHONE LINE AT (386) 257-6096; AT DAYS BEFORE YOUR SCHED-ULED COURT APPEARANCE, OR IM-MEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS, IF YOU ARE HEAR-ING OR VOICE IMPAIRED, CALL 711.

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

SECOND 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 grand 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 Rodriquez, Director, Office of Public and Indian Housing, U.S. Department of Housing & Urban Development and sent via email to janice.rodriquez@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

This wook's Crossword answers

FIFTH 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) 313the hearing. Oct. 31,

Nov. 7/14/21/28 24-00425F



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SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000792

Division 48 IN RE: ESTATE OF DARREN ALTORRO DAVIS Deceased.

The administration of the estate of Darren Altorro Davis, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 F. Moody Blvd., Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 NO-

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

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

is November 21, 2024. Personal Representative:

188 Rvan Drive Palm Coast, Florida 32164 Attorney for Personal Representative: /s/ Kirk T. Bauer, Esquire Florida Bar Number: 471305 Bauer & Associates

Attorney's at Law, P.A. P.O. Box 459 DeLand, FL 32721 Telephone: (386) 734-3313 Fax: (386) 738-0424 E-Mail: kbauer@delandattorneys.com Secondary E-Mail:

jcrawford@delandattorneys.com November 21, 28, 2024

SECOND INSERTION

**CHAPTER 45** 

IN THE COUNTY COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR d/b/a FLORIDA WINDOW & DOOR,

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 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:

PLAT, ROYAL PALMS - SECTION

thereof as recorded in Map Book 10, Pages 54 through 66, inclusive of the

"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 AF-TER THE SALE." SEE FLORIDA STAT-UTE 45.031(2)(f)."

FRANK, WEINBERG & BLACK, P.L. November 21, 28, 2024 24-00274G

I his week's Crossword answers																						
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# This week's Celebrity Cipher answers Puzzle One Solution: "There is something about laughter that can take

away all the darkness.'

Christina Applegate

"I love wearing a lot of color, and I am majorly into scarves. I'm the Beau Brummel of Fleetwood Mac." Mick Fleetwood

Puzzle Three Solution:
"The natural world is a package deal; you don't get to select which facts you like and which you don't."
"Selege Cour" Bill have "Science Guy" Bill Nye

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# A RECENT SUCCESS STORY

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





and Innovative Financial Solutions Senior Partner Bill Verhagen