





## 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 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 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, FL 33065  
Telephone: (954) 340-4051  
Fax: (954) 809-1774  
E-Mail: andy@ponnocklaw.com  
Nov. 28; Dec. 5, 2024 24-00277G

### 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://tomokacd.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 forty-eight (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.

Vivian Carvalho  
District Manager  
Nov. 28 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,**  
**LLC,**  
**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 RECORDED IN MAP BOOK 6, PAGES 81 THROUGH 86, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE

PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 386-257-6096, 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: 11/22/2024

Tom Bexley  
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/  
PHH  
Nov. 28; Dec. 5, 2024 24-00279G

### FIRST INSERTION

**NOTICE UNDER FICTITIOUS**  
**NAME LAW**

**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 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  
Nov. 28 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, Tallahassee, Florida.

Dated this 19th day of November, 2024  
Palm Coast Outdoor Services, LLC  
Nov. 28 24-00455F

### FIRST INSERTION

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

Case No. 2020 CA 000056  
**U.S. Bank Trust National Association,**  
**not in its individual capacity but solely**  
**as owner trustee for RCF 2 Acquisition**  
**Trust,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS OR**  
**BENEFICIARIES OF THE ESTATE**  
**OF EDWARD ZEGILLA, DECEASED,**  
**et al.,**  
**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 OF 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](http://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 DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1233,

PAGE 362, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1233, PAGE 1080; AMENDMENT TO ADD PHASE II RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 1013, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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 711.

Dated this 25th 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  
FLCourtDoes@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 20-F01607  
Nov. 28; Dec. 5, 2024 24-00280G

### 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 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  
Nov. 28 24-00457F



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