





## 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://tomokacdcd.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, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ALPHONSE P. FRALLICCIARDI A/K/A ALFRALLI (DECEASED), ET AL. DEFENDANT(S).**

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ALPHONSE P. FRALLICCIARDI A/K/A ALFRALLI (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

### 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 Florida 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 Szul: Furniture, TV, Organ/Piano, 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 for at the time of purchase by cash or credit/debit card per facility policy.

Sale subject to cancellation in the event of settlement between owner and obligated party.  
Nov. 28, Dec. 5 24-00452F

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**

**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, Tallahassee, Florida.

Dated this 19 of November, 2024.  
Palm Coast Outdoor Services, LLC  
11 Clark Lane  
Palm Coast, FL 32137  
November 28, 2024 24-00278G

### 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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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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative: Andrew Howard Sultan 16 Zeolite Place Palm Coast, Florida 32164 Attorney for Personal Representative: Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVIDal@legalteamforlife.com Secondary E-Mail: Proserv@legalteamforlife.com November 21, 28, 2024 24-00276G

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 Rodriguez, Director, Office of Public and Indian Housing, U.S. Department of Housing & Urban Development and sent via email to janice.rodriguez@hud.gov. Potential objectors should contact the HUD Jacksonville Field Office via email to Tonya.R.Madison@hud.gov or Janice.Rodriguez@hud.gov to verify the actual last day of the objection period.

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

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) 313-4001, at least 48 hours prior to the date of the 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 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 persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative: Donna Davis 188 Ryan 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: jcraward@delandattorneys.com November 21, 28, 2024 24-00275G

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:

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

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

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

DATED this 18th day of November, 2024.

Tom Bexley, Clerk of the Circuit Court Plaintiff's Attorney: Richard A.C. Alton, Esq. 1931 N.W. 150th Avenue, Suite #274, Pembroke Pines, Florida 33028 Office: (754) 600-9281 Fax: (305) 397-2349 Email: richard@altonlawflorida.com Nov. 21, 28; Dec. 5, 12, 2024 24-00273G

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2023-CC-000617

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

DUDLEY BUCHANAN, et al., Defendants.

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

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

a/k/a 38 Rollings Sand Drive, Palm Coast, FL 32164 "ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE." SEE FLORIDA STATUTE 45.031(2)(f).

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE ADA PHONE LINE AT (386) 257-6096; AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS, IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

peekers' place You're only cheating yourself. This week's Crossword answers. This week's Celebrity Cipher answers. This week's Sudoku answers.

The Observer is everywhere. Give a nonprofit a megaphone. 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!