

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAWS PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of West Volusia Healthcare and Rehabilitation Center located at: 1487 MCDONALD AVE in the city of BROOKLYN NY, 11230 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17th day of December 2024.

OWNER:
DELTONA OPERATING LLC
1487 MCDONALD AVE
BROOKLYN NY, 11230
December 26, 2024 24-006321

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2021 31502 CICI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CAROL FRANCES DAVIS A/K/A
CAROL DAVIS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 25, 2024 in Civil Case No. 2021 31502 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Carol Frances Davis a/k/a Carol Davis, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 21, COUNTRYSIDE PUD UNIT XII-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 41, PAGE 170, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

If you are a person with a disability who needs 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 1 (800) 955-8770.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mcacalla.com
Fla. Bar No.: 146803
20-00346FL
Dec. 26, 2024; Jan. 2, 2025 24-006421

FIRST INSERTION

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

File No. 2024-14278 PRDL
Division 10
IN RE: ESTATE OF
ROGER C. OUELLETTE
Deceased.

The administration of the estate of Roger C. Ouellette, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 December 26, 2024.

Personal Representative:
Janet L. Rodrigue
P.O. Box 1054
Glastonbury, Connecticut 06033
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
Dec. 26, 2024; Jan. 2, 2025 24-006291

FIRST INSERTION

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

File No. 2024-14295 PRDL
Division 10
IN RE: ESTATE OF
NATALIE E. LIPSON,
aka NATALIE ESTELLE LIPSON
Deceased.

The administration of the estate of Natalie E. Lipson, also known as Natalie Estelle Lipson, deceased, whose date of death was November 1, 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 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: December 26, 2024.

Personal Representative:
Michael E. Dinnerman
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Dec. 26, 2024; Jan. 2, 2025 24-006401

FIRST INSERTION

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

File No. 2024-14338 PRDL
Division 10
IN RE: ESTATE OF
DENNIS SALMON,
aka DENNIS J. SALMON
Deceased.

The administration of the estate of Dennis Salmon, also known as Dennis J. Salmon, deceased, whose date of death was November 2, 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 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: December 26, 2024.

Personal Representative:
Cynthia Garcia
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Robert M. Holland
Attorney
Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: holland@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Dec. 26, 2024; Jan. 2, 2025 24-006391

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. 2019 10966 CIDL
NEWREZ, LLC F/K/A NEW
PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
GEORGE CASAZZA A/K/A
GEOZUWA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 26, 2024, and entered in 2019 10966 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and GEORGE CASAZZA A/K/A GEOZUWA; PRO-BUILD EAST, LLC, AS SUCCESSOR IN INTEREST TO COX LUMBER CO., D/B/A HD SUPPLY LUMBER & BUILDING MATERIALS; TRINITY FINANCIAL SERVICES, LLC; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on January 14, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 330, DELTONA LAKES UNIT NINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 178 THROUGH 185, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1878 SOUTH OLD MILL DR, DELTONA, FL 32725
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 19 day of December, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-249126 - MIM
Dec. 26, 2024; Jan. 2, 2025 24-006351

FIRST INSERTION

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

File No. 2024-14093 PRDL
Division 10
IN RE: ESTATE OF
BETTY C. BALES A.K.A.
BETTY CONLON BALES
Deceased.

The administration of the estate of Betty C. Bales a.k.a. Betty Conlon Bales, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 December 26, 2024.

Personal Representative:
Deborah Smith
1672 Highway 1431
Tyner, KY 40486
Attorney for Personal Representative:
/s/ Wendy A. Mara
Wendy A. Mara, Attorney
Florida Bar Number: 69872
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:
pmlfnt@maralawpa.com
Dec. 26, 2024; Jan. 2, 2025 24-006361

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 14412 PRDL
DIVISION: 10
IN RE: ESTATE OF
JULIE J. KIEFER a/k/a
JULIE KIEFER,
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 JULIE J. KIEFER a/k/a JULIE KIEFER, deceased, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was September 24, 2023; that the total value of the estate is \$232,900.65 (\$222,930 exempt homestead) and that the names and addresses of those to whom it has been assigned by such order are:

Thomas Shaun Haire, 77 Courtney Place
Palm Coast, FL 32137
Pam Simmons, 2956 Edna Jane Drive
Auburn Hills, MI 48326
James B. Kiefer, 3030 Serenity Road
Oakland, MI 48363
Sergio John Morales, 610 26th Court
Vero Beach, FL 32962
John Haire IV, 4112 SW 15th Place
Gainesville, FL 32607
Elizabeth Haire, 5509 NE 56th Avenue
High Springs, FL 32643
Ashley Menden, 13035 SW 60th Court
Rd. Ocala, FL 34473
Rafael Shaun Morales, 44 NE 57th Avenue,
Portland, OR 97213

FIRST INSERTION

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

CASE NO. 2024-11785 CIDL
HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY LOAN
ASSET-BACKED NOTES, SERIES
2005-2,
Plaintiff, vs.
DAVID W. SEVERANCE; CHRISTY
E. SEVERANCE A/K/A CHRISTY
SEVERANCE A/K/A CRISTY E.
SEVERANCE;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 5, 2024, and entered in Case No. 2024-11785 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-2, is Plaintiff and DAVID W. SEVERANCE; CHRISTY E. SEVERANCE A/K/A CHRISTY SEVERANCE A/K/A CRISTY E. SEVERANCE, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the _23RD_ day of JANUARY_, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN VOLUSIA COUNTY, STATE OF FLORIDA, VIZ: LOT 13, BLOCK 1851, DELTONA LAKES, UNIT SEVENTY-TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 28, PAGES 161 THROUGH 167, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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
Ste. B-206, DeLand, FL 32724; tele-

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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 December 26, 2024.

Thomas Shaun Haire, Petitioner
77 Courtney Place
Palm Coast FL 32137
/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@cf.rr.com
2nd E-Mail: brobins@cf.rr.com
Attorney for Petitioner
Dec. 26, 2024; Jan. 2, 2025 24-006371

FIRST INSERTION

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

CASE NO. 2024-11785 CIDL
HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY LOAN
ASSET-BACKED NOTES, SERIES
2005-2,
Plaintiff, vs.
DAVID W. SEVERANCE; CHRISTY
E. SEVERANCE A/K/A CHRISTY
SEVERANCE A/K/A CRISTY E.
SEVERANCE;
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 5, 2024, and entered in Case No. 2024-11785 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-2, is Plaintiff and DAVID W. SEVERANCE; CHRISTY E. SEVERANCE A/K/A CHRISTY SEVERANCE A/K/A CRISTY E. SEVERANCE, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the _23RD_ day of JANUARY_, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN VOLUSIA COUNTY, STATE OF FLORIDA, VIZ: LOT 13, BLOCK 1851, DELTONA LAKES, UNIT SEVENTY-TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 28, PAGES 161 THROUGH 167, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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
Ste. B-206, DeLand, FL 32724; tele-

phone number at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tengas la amabilidad de ponerse en contacto con Court Administration, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724; teléfono número, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si vous êtes une personne handicapée qui a besoin de mesures d'adaptation pour participer à cette procédure, vous avez droit, sans frais pour vous, à une certaine assistance. Veuillez contacter au moins 7 jours avant votre comparution prévue au tribunal, ou immédiatement après avoir reçu cette notification si le délai avant la comparution prévue est inférieur à 7 jours; si vous êtes malentendant ou avez un trouble de la parole, appelez le 711.

Si ou seyon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye nan ou pa gen okenn lajan pou w peye, gen pwovizyon pou byen kek ed. Tanpri kontakte Court Administration, kòdonnand pwogram Lwa pou ameriken ki Enfim yo nan Tribunal Konte Volusia la ki nan 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, telefòn li se nan 7 joun anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si li ou gen pou parèt nan tribinal la mwens ke 7jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 19th day of December, 2024.
VAN NISS LAW FIRM, PLLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfirm.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19799-24/sap
Dec. 26, 2024; Jan. 2, 2025 24-006341

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-14282-PRDL
Division 10
IN RE: ESTATE OF
HARRY ARTHUR LAGE 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 Harry Arthur Lage Jr., deceased, File Number 2024-14282-PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was October 8, 2024; that the total value of the estate is approx. \$2,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Leah Lage Dodd
173 Tally Ho Court
Elkton, Maryland 21921
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 PERI-

ODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this Notice is December 26, 2024.

Person Giving Notice:
Maureen Lage
c/o Legacy Law Associates, P.L.
313 South Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Person Giving Notice
Edward A. Dimayuga, Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 South Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: ed@legacylaw313.com
Secondary E-Mail:
parealegal@legacylaw313.com
Dec. 26, 2024; Jan. 2, 2025 24-006311

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 12989 CIDL
HUGO FERNANDO TOLOZA, INGRID BERNAL AND DANNIEL FERNANDO TOLOZA,
Plaintiff, vs.
THE ESTATE OF FREDERICK LEE STEPEHNS, DECEASED, BRITNEY MONICA COX, INDIVIDUALLY, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK LEE STEPHENS, AND JUSTIN STEPHENS, Defendant,
 TO: THE ESTATE OF FREDERICK LEE STEPEHNS, DECEASED

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:
 Lots 4 and 5, Block 81, West Highlands, according to the plat thereof recorded in Map Book 6, Pages 214 and 220, of the Public Records of Volusia County, Florida, a/k/a 12th St. Orange City, FL 32763.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before Feb 03 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
 DATED this 18th day of December 2024.

Laura E Roth
 Clerk of the Circuit Court
 By: /s/ Jennifer M. Hamilton
 Deputy Clerk
 Dec. 26, 2024; Jan. 2, 9, 16, 2025 24-006331

FIRST INSERTION

Notice of Sale
Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999
Sale Date January 17, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309
V13140 1982 Montego FL9606JN Hull ID#: VM25042MS2J sail antique gas fiberglass 25ft R/O Enrique P Zahn Lienor: City of Daytona Bch/Halifax Harbor Marina 450 Basin St Daytona Bch
V13142 1988 STN FL9532PE Hull ID#: STN3507ZH788 inboard pleasure gas fiberglass 34ft R/O Susan or Johnathan Joseph Radzewicz Lienor: City of Daytona Bch/Halifax Harbor Marina 450 Basin St Daytona Bch
V13143 1983 Carver FL7908NZ Hull ID#: CDR600130882 inboard pleasure gas fiberglass 35ft R/O Twin River Characters LLC Lienor: City of Daytona Bch/Halifax Harbor Marina 450 Basin St Daytona Bch
 Dec. 26, Jan. 2, 2025 24-00167V

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2024 13945 PRDL
DIVISION: 10
IN RE: ESTATE OF
JOAN MARIE CUTLER a/k/a
JOAN M. CUTLER,
Decedent.
 The administration of the estate of JOAN MARIE CUTLER a/k/a JOAN M. CUTLER, deceased, whose date of death was March 4, 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 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 December 26, 2024.
 /s/ Kelly L. Kirk
Personal Representative
 1090 Umpqua Avenue, #202
 Eugene, OR 97408
 /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@cfllr.com
 2nd E-Mail: brobins@cfllr.com
 Attorney for Personal Representative
 Dec. 26, 2024; Jan. 2, 2025 24-006301

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA COUNTY, FLORIDA
Case No.: 2024 DR 004168
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD
 TO: Unknown Identity
 Unknown Address
 YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to Clay H. Whitaker, Esq. d/b/a Gulf Coast Adoptions, PLLC, as the Adoption Entity, and whose address is 30 S. Spring St. Pensacola, Florida 32502 (and phone number 850-999-7977), on or before January 21st, 2025 and file the original with the Clerk of this Court at M.C. Blanchard Judicial Building, 190 W. Government Street, Pensacola, Florida 32502, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 The minor child is identified as follows:
 Name: B.B.S. aka C.S.
 Date of Birth: November 8, 2024
 Place of Birth: AdventHealth Fish Memorial, Orange City, Volusia County, Florida
 Physical Description of Respondent Birth Father:
 Age: Unknown
 Race: Unknown
 Hair Color: Unknown
 Eye Color: Unknown
 Approximate Height: Unknown
 Approximate Weight: Unknown
 Potential Location: Unknown
 No further information or identifying characteristics of the unknown respondent birth father are known.
 Hearing Date for Petition for Termination of Parental Rights Pending Adoption:
 February 13, 2025 at 2:45 P.M.
 Central Time
 Judge Jennie Kinsey
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. The Court's primary phone number is 850-595-4400 and the Family Law Division phone number is 850-595-4331.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
 Dated: 12/3/24
 PAM CHILDERS, CLERK & COMP TROLLER
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: /s/ Leslee Thompson
 /Deputy Clerk/

Dec. 12, 19, 26, 2024; Jan. 2, 2025 24-006081

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024 11755 CIDL
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, vs.
PATTI GUSTAFSON, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 24, 2024 in Civil Case No. 2024 11755 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Patti Gustafson, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 LOT 25, EXCEPT THE SOUTH 24 FEET THEREOF, ALL OF LOT 26, AND THE SOUTH 11 FEET OF LOT 27, BLOCK 1, CRESTLAND ESTATES, A SUBDIVISION ACCORDING TO MAP IN MAP BOOK 10, PAGE 182, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs 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 1 (800) 955-8770.
 By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 24-09639FL
 December 19, 26, 2024 24-006221

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2022 11317 CIDL
ALLIED FIRST BANK, SB DBA SERVBANK,
Plaintiff, vs.
DAVIS R. JOHNSON JR., et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 10, 2023 in Civil Case No. 2022 11317 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is Plaintiff and Davis R. Johnson Jr., et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 The South 135 feet of the East 1/2 of the Northeast 1/4 of the Northwest

Dec. 19/26 24-006211

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 13250 PRDL
Division 10
IN RE: ESTATE OF
PAUL DENNIS WOLKOVITS
A/K/A PAUL DENNIS
WOLKOVITSCH
A/K/A PAUL D. WOLKOVITS
A/K/A PAUL WOLKOVITS
Deceased.
 The administration of the estate of PAUL DENNIS WOLKOVITS A/K/A PAUL DENNIS WOLKOVITSCH A/K/A PAUL D. WOLKOVITS A/K/A PAUL WOLKOVITS, deceased, whose date of death was March 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

Dec. 26, Jan. 2, 2025 24-00167V

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in section 732.216 - 732.228, applies or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
 The date of first publication of this notice is: December 19, 2024.
Personal Representative:
GLENN F. WOLKOVITSCH
 67 Fromm Court
 Mahwah, New Jersey 07430
 Attorney for Personal Representative:
 STEPHEN P. HOLMGREN
 Florida Bar No. 117761
 PURCELL, FLANAGAN, HAY & GREENE, P.A.
 1548 Lancaster Terrace
 Jacksonville, Florida 32204
 Telephone: (904) 355-0355
 Facsimile: (904) 355-0820
 Email: sholmgren@pfhglaw.com
 Secondary Email: twood@pfhglaw.com
 brown@pfhglaw.com
 December 19, 26, 2024 24-006241

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1988 HOME HS FLH-W108700676AHS & FLHW108700676B-HS . Last Tenants: CAROL ANN FARNSTROM AND UNKNOWN PARTY (IES) IN POSSESSION n/k/a STEPHEN ADKINS, BETTYANN LANG CARTIER and all unknown parties beneficiaries heirs . Sale to be at CS1031 THE FALLS AT ORMOND BEACH MHC DST, 1 FALLS WAY COURT, ORMOND BEACH, FL 32174.
 813-241-8269.
 Dec. 19/26 24-00164V

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1979 GLEN HS FLF-L2A924791998 & FLFL2B924791998 . Last Tenants: OLGA WHITTAKER AND MITCHELL FELDMAN and all unknown parties beneficiaries heirs . Sale to be at BEL-AIRE INVESTMENTS INC DBA EASTERN SHORES MOBILE VILLAGE, 10 CAMINO REAL DRIVE, EDGEWATER, FL 32132. 813-241-8269.
 Dec. 19/26 24-00166V

1/4 of the Southwest 1/4 of Section 7, Township 17 South, Range 30 East, Volusia County, Florida.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs 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 1 (800) 955-8770.
 By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-07703FL
 December 19, 26, 2024 24-006211

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-14251-PRDL
Division Probate
IN RE: ESTATE OF
ARMON VANCE SNEDEKER
Deceased.
 The administration of the estate of ARMON VANCE SNEDEKER, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, Florida 32724. The name and address of the personal representative are: SHANNON SNEDEKER, 5 Robin Lane, Marshall, Illinois 62441. The name and address of the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against the 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 A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.
 All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatred, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.
 ALL CLAIMS NOT FILED WITHIN THE 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: December 19, 2024.
 /s/ James M. Flick
 James M. Flick
 Florida Bar Number: 91075
 Christian Bonta
 Florida Bar Number: 1010347
 WALKER | FLICK
 3700 S. Conway Road, Suite 212
 Orlando, FL 32812
 Telephone: (407) 745-0609
 Service E-Mail Addresses:
 james@thefloridalawyers.com
 christian@thefloridalawyers.com
 kflick@thefloridalawyers.com
 service@thefloridalawyers.com
 Counsel for Shannon Sneedecker
 December 19, 26, 2024 24-006281

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: December 19, 2024.
 /s/ James M. Flick
 James M. Flick
 Florida Bar Number: 91075
 Christian Bonta
 Florida Bar Number: 1010347
 WALKER | FLICK
 3700 S. Conway Road, Suite 212
 Orlando, FL 32812
 Telephone: (407) 745-0609
 Service E-Mail Addresses:
 james@thefloridalawyers.com
 christian@thefloridalawyers.com
 kflick@thefloridalawyers.com
 service@thefloridalawyers.com
 Counsel for Shannon Sneedecker
 December 19, 26, 2024 24-006281

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1990 SKYL HS 23630196AZ & 23630196BZ . Last Tenants: EDWARD RUDOLPH NEFF III AKA EDWARD NEFF, CAROLE MARIE NEFF, MICHELE NEFF, CRAIG CLEMENTS AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at MHC PICKWICK LLC DBA CARRIAGE COVE, 4500 S CLYDE MORRIS BLVD, PORT ORANGE, FL 32129.
 813-282-5925.
 Dec. 19/26 24-00164V

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1990 SKYL HS 23630196AZ & 23630196BZ . Last Tenants: EDWARD RUDOLPH NEFF III AKA EDWARD NEFF, CAROLE MARIE NEFF, MICHELE NEFF, CRAIG CLEMENTS AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at MHC PICKWICK LLC DBA CARRIAGE COVE, 4500 S CLYDE MORRIS BLVD, PORT ORANGE, FL 32129.
 813-282-5925.
 Dec. 19/26 24-00164V

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1990 SKYL HS 23630196AZ & 23630196BZ . Last Tenants: EDWARD RUDOLPH NEFF III AKA EDWARD NEFF, CAROLE MARIE NEFF, MICHELE NEFF, CRAIG CLEMENTS AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at MHC PICKWICK LLC DBA CARRIAGE COVE, 4500 S CLYDE MORRIS BLVD, PORT ORANGE, FL 32129.
 813-282-5925.
 Dec. 19/26 24-00164V

SECOND INSERTION

NOTICE OF PUBLIC SALE
 The following personal property of GWEN-DOLYN FAYE FULLER, if deceased any unknown heirs or assigns, LESLIE ROBERT FULLER and MELODY HALL, will, on January 7, 2025, at 9:30 a.m., at 73 Crowell Street, Lot #73, Port Orange, Volusia County, Florida 32127; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
 1972 MARL MOBILE HOME,
 VIN: G24248DW720218A,
 TITLE NO.: 0005391414,
 and
 VIN: G24248DW720218B,
 TITLE NO.: 0005391415
 and all other personal property located therein
 PREPARED BY:
 J. Matthew Bobo
 Lutz, Bobo & Telfair, P.A.
 2 North Tamiami Trail, Suite 500
 Sarasota, Florida 34236
 (PO#11096-3808)
 December 19, 26, 2024 24-006231

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING OF THE BOARD OF SUPERVISORS OF THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given to the public and all landowners within Oak Hill Town Center Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 414.75 acres, generally located east of US Highway 1, south of Halifax Avenue entirely within the City of Oak Hill, Volusia County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board"), and individually, "Supervisor".
 DATE: January 14, 2025
 TIME: 1:00 PM
 PLACE: Storch Law Firm
 420 S. Nova Road
 Daytona Beach, Florida 32114

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.
 The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.
 Any person requiring special accommodations to participate in this meeting is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.
 District Manager
 December 19, 26, 2024 24-006251

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024 10990 CIDL
Trust Bank,
Plaintiff, vs.
Sandra Suggs Houston a/k/a Sandra S. Houston a/k/a Sandra Houston a/k/a Sandra A. Suggs, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduled Foreclosure Sale, entered in Case No. 2024 10990 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Trust Bank is the Plaintiff and Sandra Suggs Houston a/k/a Sandra S. Houston a/k/a Sandra A. Suggs; Unknown Spouse of Sandra Suggs Houston a/k/a Sandra S. Houston a/k/a Sandra Houston a/k/a Sandra A. Suggs; The Unknown Heirs, Devises, Trustees, Assignees, Lienors, Creditors, Grantees, and all other parties claiming interest by, through, under or against the Estate of Rayford K. Suggs a/k/a Ray Ford K. Suggs, Deceased; Rosemarie Suggs a/k/a Rosemarie Krupp; Ronald Kenneth Suggs a/k/a Ronald K. Suggs; Brenda Jane Dillon a/k/a Brenda Dillon a/k/a Brenda J. Suggs are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 23rd day of January, 2025, the following described property as set forth in said Final Judgment, to wit:
 THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 34 EAST, LYING SOUTH OF RAILROAD RIGHT OF WAY, EXCEPT THE EAST 195 FEET, VOLUSIA COUNTY, FLORIDA.

Dec. 19, 26, 2024 24-006201

TAX ID: 741900000240
 Any person claiming an interest in the surplus from the sale, if any, other than

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 11616 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ROSS DELFINO SABINO A/K/A ROSS SABINO; JENNIFER JOHANSON; ADDISON LANDING HOMEOWNERS ASSOCIATION, INC.;
Defendants
 NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the November 5, 2024 Foreclosure Sale and Rescheduling the Foreclosure Sale dated October 29, 2024, and entered in Case No. 2024 11616 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and ROSS DELFINO SABINO A/K/A ROSS SABINO; JENNIFER JOHANSON; ADDISON LANDING HOMEOWNERS ASSOCIATION, INC., are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA County, Florida will sell to the highest and best bidder for cash via The Internet at www.volusia.realforeclose.com, at 11:00 a.m., on the 21ST DAY OF JANUARY, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 54, ADDISON LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 29, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs 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 Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724

Dec. 19, 26, 2024 24-006201

Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
 Si ou se yon mound ki andikape ou enfim ki bezwen akomodasyon pou ka patipise nan pwosedi sa, ou kalifye san ou pa okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens de 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
 Dated this 16th day of December, 2024
 VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive, Suite 110
 Deerfield Beach, Florida 33442
 PH: (954) 571-2031
 PRIMARY EMAIL:
 Pleadings@vanlawfl.com
 /s/ J. Anthony Van Ness
 J. Anthony Van Ness, Esq.
 Florida Bar #: 391832
 Email: TVanness@vanlawfl.com
 FB19818-24/sap
 December 19, 26, 2024 24-006271

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024 CP 000843
DIVISION: 48
IN RE: ESTATE OF
BARBARA A. CORBETT,
Deceased.

The administration of the estate of Barbara A. Corbett, deceased, whose date of death was November 4, 2024, is pending in the Circuit Court for Flagler County, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. # 1, Bunnell, Florida, 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is December 26, 2024.

Signed on Dec 20, 2024.

Personal Representative:

/s/ Brian Corbett

Brian Corbett

6211 Vashiti Rd.

Taylorville, NC 28681

Attorney for Personal Representative:

/s/ John C. Revis

John C. Revis, Esq.

Florida Bar No. 183560

648 S. Ridgewood Ave.

Daytona Beach, FL 32114

Telephone: (386) 253-3677

Email: john@johnrevisa.com

secondary: secretary@johnrevisa.com

Dec. 26, 2024; Jan. 2, 2025 24-00294G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000388
IN RE: ESTATE OF
WAVIE L OXFORD,
Deceased.

The administration of the estate of WAVIE L OXFORD, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd Bld #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 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 NOTICE.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is December 26, 2024.

ANN CAROL OXFORD-YARD,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citicutre, Suite P600

290 NW 165th Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

Dec. 26, 2024; Jan. 2, 2025 24-00291G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 2024 CP 000805
DIVISION: 48
IN RE: ESTATE OF
TIMOTHY JAMES BRODERICK,
Deceased.

The administration of the Estate of Timothy James Broderick, deceased, whose date of death was March 13, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg 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 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 NOTICE.

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 December 26, 2024.

Personal Representative:

Shamus Broderick

c/o: Bennett Jacobs & Adams, P.A.

P.O. Box 3300

Tampa, FL 33601

Attorney for Personal Representative:

Linda Muralt, Esquire

FL Bar No. 0031129

Bennett Jacobs & Adams, P.A.

P.O. Box 3300

Tampa, FL 33601

Telephone: (813) 272-1400

Fax: (866) 844-4703

E-Mail: LMURALT@BJA-Law.com

Dec. 26, 2024; Jan. 2, 2025 24-00293G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 24 CP 849
Division 48
IN RE: ESTATE OF
JOSEPH J. VOLKEL III
Deceased.

The administration of the estate of Joseph J. Volkell III, deceased, whose date of death was September 28, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

The date of first publication of this notice is December 26, 2024.

Personal Representative:

Nancy H. Nichols

41 Rolling Sands Drive

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@legatteamforlife.com

Secondary E-Mail:

Proserv@legatteamforlife.com

Dec. 26, 2024; Jan. 2, 2025 24-00290G

FIRST INSERTION

NOTICE OF PUBLIC AUCTION
Go Store It 4601 E. Moody Blvd Suite
A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 1/17/2025 at 1:00pm. with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com.

059 Brent Gustafson
117 Enjoli Latimore

Dec. 26,
Jan. 2, 2025 24-00471F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000818
Division 48
IN RE: ESTATE OF
JOAN F. PETERSON,
aka JOAN FLORENCE PETERSON
Deceased.

The administration of the estate of Joan F. Peterson, also known as Joan Florence Peterson, deceased, whose date of death was March 20, 2024, 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.

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 December 26, 2024.

Personal Representative:

Barbara Peterson Byrne

c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave.

Daytona Beach, FL 32114

Attorney for Personal Representative:

W. Denis Shelley, Attorney

Florida Bar Number: 273872

Legacy Law Associates, P.L.

313 S. Palmetto Ave.

Daytona Beach, FL 32114

Telephone: (386) 252-2531

Fax: (386) 868-5371

E-Mail: shelley@legacylaw313.com

Secondary E-Mail:

linda@legacylaw313.com

Dec. 26, 2024; Jan. 2, 2025 24-00292G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR FLAGLER COUNTY,
FLORIDA
File No. 18- 2024 CP 000716-XXXXXX
Division: 48
IN RE: ESTATE OF
MILDRED M. MATURO
Deceased.

The administration of the estate of MILDRED M. MATURO, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is The Moore Justice Center, 2825 Judge Fran Jamieson Way, Viera, Florida 32940. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 December 26, 2024.

Personal Representative:

JOSEPH P. MATURO, JR.

625 Still Hill Road

Hamden, Connecticut 06518

Attorney for Personal Representative:

PIERRE A.L. MOMMERS,

ATTORNEY-AT-LAW, P.A.

2020 W. Eau Gallie Blvd., Suite 106

Melbourne, Florida 32935

Telephone: (321) 751-1000

Fax: (321) 751-1001

E-Mail: Pierre@mommerscolombo.com

Secondary E-Mail:

Smetito@mommerscolombo.com

PIERRE A.L. MOMMERS, Esquire, P.A.

Florida Bar Number: 080731

Dec. 26, 2024; Jan. 2, 2025 24-00288G

FIRST INSERTION

FLAGLER COUNTY
ADVERTISEMENT FOR REQUEST
FOR QUALIFICATIONS FOR
PHASED (PROGRESSIVE)
DESIGN-BUILD FOR
ECO-DISCOVERY CENTER
PROJECT
RFQ 25-020Q

Flagler County Board of County Commissioners, Florida is seeking letters of interest and proposals indicating team qualifications from qualified Proposers to provide Phased (Progressive) Design-Build services for design and construction of the Flagler County Visitor Eco-Discovery Center, an approximately 10,000 square foot facility.

The Project will be delivered through a collaborative project delivery method that combines the Design Phase, Preconstruction Phase, and Construction Phase under one Contract. The County is seeking design-build services with qualified staff and/or sub-consultants for Planning, Design, Permitting and Construction of the Flagler County Visitor Eco-Discovery Center.

Interested parties shall submit proposals no later than **Wednesday, January 22, 2025, at 2:00 PM (local time).**

Interested firms may secure proposal documents and all other pertinent information by visiting the website of OpenGov at <https://procurement.opengov.com/portal/flaglercounty>.

Flagler County reserves the right to reject any or all proposals, to award all or segments of the project, and to waive any informality in proposals received, all as may be in the best interest of the County.

Dec. 26 24-00475F

FIRST INSERTION

GRAND HAVEN COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS WORKSHOP
MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Monday, January 6, 2024, at 9:00 a.m. at the Creekside Amenity Center, 2 North Village Parkway, Palm Coast, FL 32137. The purpose of the meeting is to discuss matters brought to the board.

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

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

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Grand Haven
Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193

Dec. 26 24-00476F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY FLORIDA
CASE NO.: 2024 CP 000909
DIVISION: 48
IN RE: ESTATE OF
RICHARD D. DARBY,
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.302, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The address of the court where this probate is pending is: 1769 E. Moody Blvd., Building #1 - Kim C. Hammond Justice Center, Bunnell, FL 32110.

The date of death of the decedent is: November 15, 2024.

The date of first publication of this notice is: December 26, 2024.

Personal Representative

Kimberly Darby

c/o Law Offices of Mark F. Moss, PLLC

12276 San Jose Blvd., Suite 520

Jacksonville, FL 32223

Attorneys for Personal Representative

Mark F. Moss, Esq.

Florida Bar Number: 119573

Emily M. Sordian, Esq.

Florida Bar Number: 1030718

Law Offices of Mark F. Moss, PLLC

12276 San Jose Blvd., Suite 520

Jacksonville, FL 32223

Telephone: (904) 329-7242

E-mail: mark@markmossllaw.com

E-mail: service@markmossllaw.com

Dec. 26, 2024; Jan. 2, 2025 24-00295G

FIRST INSERTION

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 7th day of January 2025, for the purpose of hearing a special exception to operate a commercial non-emergency services business on property zoned R-1 (Application No. SE 2024-08), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

SE 2024-08

REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE TO OPERATE A NON-EMERGENCY SERVICES COMMERCIAL BUSINESS ON PROPERTY ZONED R-1, LOCATED AT 425 ELM AVENUE.

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

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



Dec. 26 24-00478F

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 7th day of January 2025, for the purpose of hearing a special exception for a private school use on the subject property (Application No. SE 2024-09), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

SE 2024-09

REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE FOR A PRIVATE SCHOOL ON PROPERTY ZONED B-1, LOCATED AT 1010 WEST MOODY BOULEVARD.

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

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



Dec. 26 24-00479F

SUBSEQUENT INSERTIONS

THIRD INSERTION

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

FAMILY LAW DIVISION
Case No.: 2024 DR 001072
Division: Domestic Relations Family
Richard Louis Steenhagen Jr.,
Petitioner, and
Kaylee Marie Thompson,
Respondent.

TO: Kaylee Marie Thompson
36 Laguna Forest Trail
Palm Coast, FL 32164
YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Richard Louis Steenhagen Jr., whose address is 1080 Center St Muskegon MI 49442, on or before 1/17/25, and file the original with the Clerk of this Court at 1769 E. Moody Blvd., Bldg. # 1, Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address(es) on record at the Clerk's office.

Dated: 12/5/24
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Makaela McCarthy
Deputy Clerk
Dec. 12, 19, 26, 2024; Jan. 2, 2025 24-00283G

SECOND INSERTION

PUBLIC NOTICE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage 2601 Moody Blvd
Flagler Beach FL 32136, 386-256-1774,
January 9th 12:00 Pm

- Destiny Cruz
- Boxes, furniture, appliances, valuables
- Jacinda Cobb
- Household Goods, Boxes, Bed
- Corey Costa
- Bottles, bulk goods,
- equipment and furniture

The auction will be listed and advertised on www.storageandtreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Dec. 19/26 24-00473F

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

FAMILY LAW DIVISION
Case No.: 2024 DR 001045
Division: 47

Joseph NiceForo
Petitioner, and
Zulma Violeta NiceForo
Respondent,

TO: Zulma Violeta NiceForo
12364 SW 265th Terr.
Homestead, FL 33030

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Joseph NiceForo, whose address is 6 Rivertown Road, Palm Coast, Florida 32137, on or before 1/10/25, and file the original with the Clerk of this Court at Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bld. 1, Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

The action is asking the court to decide how the following real or personal property should be divided: 12364 SW 265th Terr. Homestead, FL 33030 Dade County

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address(es) on record at the Clerk's office.

Dated: 12/4/24
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Makaela McCarthy
Deputy Clerk
Dec. 12, 19, 26, 2024; Jan. 2, 2025 24-00282G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000618
IN RE: ESTATE OF
EUSEBIO MANUEL DELGADO, a/k/a
E. MANUEL DELGADO,
a/k/a EUSEBIO M. DELGADO
Deceased.

The administration of the estate of Eusebio Manuel Delgado, a/k/a E. Manuel Delgado, a/k/a Eusebio M. Delgado, deceased, whose date of death was May 4, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg. 1, Bunnell, Florida 32110-0787. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons who have 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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

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

Personal Representative:
Omar Delgado
50 Points of View
Warwick, New York 10990
FAMILY FIRST FIRM
Attorney for Personal Representative:
/s/ Ryan J. Saboff
Beth Roland, Esquire
Florida Bar Number: 103764
Ryan J. Saboff, Esquire
Florida Bar Number: 1010852
1030 West Canton Avenue, Suite 102
Winter Park, Florida 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: beth.roland@ffl.law
E-Mail: ryan.saboff@ffl.law
Secondary E-Mail:
probate@familyfirstfirm.com
December 19, 26, 2024 24-00284G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. . 2024-CP-000809
Division 48
IN RE: ESTATE OF
DOREEN DUNCAN-COBB
Deceased.

The administration of the estate of DOREEN DUNCAN-COBB, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg. 1, Bunnell, FL 32110. The name and address of the Personal Representative are: ELAINE VELEZ, 621 Center Avenue, Holly Hill, Florida 32117. The name and address of the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the 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 A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

ALL CLAIMS NOT FILED WITHIN THE 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: December 19, 2024.

/s/ James M. Flick
James M. Flick
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Christian Bonta
Florida Bar Number: 1010347
WALKER | FLICK
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Attorneys for Personal Representative
December 19, 26, 2024 24-00287G

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE SEVENTH JUDICIAL CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-902
Division: 48
IN RE: ESTATE OF
ANDREA T BIMONTE,
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 ANDREA T BIMONTE, deceased, File Number 24-CP-902, by the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Building #1, Bunnell, FL 32110; that the decedent's date of death was July 15, 2024; that the total value of the estate is Stocks less than \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

- Name Address
- PATRICIA V. REIGER
- 17995 West Amber Ridge Way
- Goodyear, AZ 85338

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform

Disposition of Community Property Rights at Death Act as described in Florida Statute ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice:
SANDRA CURRY
146 Palm Coast Resort Blvd, Unit 402
Palm Coast, FL 32137
Attorney for Person Giving Notice:
Heather S. Maltby
HEATHER@EPPGLAW.COM
Florida Bar No. 116571
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December 19, 26, 2024 24-00285G