VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Elson Diaz and Elson Marc Diaz herein described, on the 9th day of January, 2025, at 10:00 a.m., on the property located at 955 S. Nova Road, Lot #955- 41, Ormond Beach, Volusia County, Florida 32174, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1972/BROO Mobile Home

Title No.: 0005235733 Decal No.: 18480570 All Other Personal Property Therein PREPARED BY: Charles Lovings, Attorney Vector 1309 Thomasville Road, Suite 302

Tallahassee, Florida 32303 Jan. 2, 2025

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. 2023 32252 CICI LAKEVIEW LOAN SERVICING LLC,

Plaintiff, vs.
JEFFREY BLOUGH A/K/A JEFFREY QUENTIN BLOUGH A/K/A JEFF QUENTIN BLOUGH, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2024 in Civil Case No. 2023 32252 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 Jeffrey Blough a/k/a Jeffrey Quentin Blough a/k/a Jeff Quentin Blough, 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 15, ROWLADER'S FIFTH ADDI-TION, according to the plat thereof as recorded in Map Book 5, Page 14, of the Public Records of Volusia County,

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 23-05713FL Dec. 26, 2024; Jan. 2, 2025 24-00641I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-14200-PRDL Division 10 IN RE: ESTATE OF ROBERT GEORGE TROUP

Deceased.

The administration of the estate of Robert George Troup, deceased, whose date of death was July 31, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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: Zelda Joyce Troup 629 Boars Head Drive Port Orange, Florida 32127 Attorney for Personal Representative:

Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com Dec. 26, 2024; Jan. 2, 2025

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW 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

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 $\pmb{\text{CASE NO. 2021 31502 CICI}}\\$ LAKEVIEW LOAN SERVICING, LLC, CAROL FRANCES DAVIS A/K/A

CAROL DAVIS, et al.,

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,

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@mccalla.com Fla. Bar No.: 146803

20-00346FL Dec. 26, 2024; Jan. 2, 2025 24-00642I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR 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 be-

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

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

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

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

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

The date of first publication of this notice is 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: 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 $\hbox{E-Mail: shelley@legacylaw313.com}$ Secondary E-Mail:

linda@legacylaw313.com

Dec. 26, 2024; Jan. 2, 2025 24-00640I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14338 PRDL Division 10 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: 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 $\hbox{E-Mail: holland@legacylaw313.com}$ Secondary E-Mail: linda@legacylaw313.com Dec. 26, 2024; Jan. 2, 2025 24-00639I 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 & BUILD-ING MATERIALS; TRINITY FINAN-CIAL SERVICES, LLC; FLORIDA HOUS-ING 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 RE-CORDED IN MAP BOOK 25, PAGES 178 THROUGH 185, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-SIA 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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com Dec. 26, 2024; Jan. 2, 2025 24-00635I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA 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 attor-

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

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

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

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

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

The date of first publication of this notice is 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

pmflynt@maralawpa.com Dec. 26, 2024; Jan. 2, 2025

Secondary E-Mail:

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

Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

JULIE KIEFER,

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, $5509~{\rm NE}~56{\rm th}$ 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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at 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@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Petitioner Dec. 26, 2024; Jan. 2, 2025

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 pursu-

ant 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 VOLU-SIA County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SE-RIES 2005-2, is Plaintiff and DAVID W. SEVERANCE; CHRISTY E. SEVER-ANCE 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 COUN-TY, 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-

 $phone\ number\quad at\ least\ 7\ days\ before\ your$ 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.

Ŝi 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 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 discapacitación del oído o de la voz, llame al 711.

Si vous êtes une personne handicapée qui abesoin de mesures d'adaptation pour participer à cette procedure, vous avez droit, sans frais pour vous, à une curtained assistance. Veuillez contractor au moins 7 jours avant votre comparution prevue au tribunal, ou immédiatement après avoir reçu cette notification si le délai avant la omparution prevue est inférieur à 7 jour si vous êtes malentendant ou avez un trou-

ble de la parole, appelez le 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Court Administration, kòòdonatè pwogram Lwa pou ameriken ki Enfim yo nan Tribinal Konte Volusia la ki nan 101 N. Alabama Ave., Ste. B-206, DeLand, ${\rm FL}\,32724,$ telefòn li se $\,$ nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 19th 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/ Mark Elia Mark C. Elia, Esq.

Florida Bar #: 695734 PHH19799-24/sap

Dec. 26, 2024; Jan. 2, 2025

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:

Leah Lage Dodd 173 Tally Ho Court Elkton, Maryland 21921 ALL INTERESTED PERSONS ARE NO-TIFIED 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 STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The personal representative or curator has no duty to discover whether any prop erty 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: paralegal@legacylaw313.com Dec. 26, 2024; Jan. 2, 2025

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,

Decendent.

The administration of the estate of JOAN

MARIE CUTLER a/k/a JOAN M. CUT-LER, 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 representa-

tive and the personal representative's attor-

All creditors of the decedent and other

persons having claims or demands against

decedent's estate on whom a copy of this

notice is required to be served must file their claims with this court ON OR BE-

FORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A

The personal representative has no duty

to discover whether any property held at

the time of the decedent's death by the de-

cedent or the decedent's surviving spouse

is property to which the Florida Uniform

Disposition of Community Property Rights

at Death Act as described in ss. 732.216-

732.228, Florida Statutes, applies, or may

apply, unless a written demand is made by

a creditor as specified under s. 732.2211,

and other persons having claims or demands against decedent's estate must file

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE

FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE

/s/ Kelly L. Kirk

Personal Representative

1090 Umpqua Avenue, #202

Eugene, OR 97408 /s/ FRED B. SHARE, ESQUIRE

The date of first publication of this notice

NOTWITHSTANDING THE TIME

WILL BE FOREVER BARRED.

OF DEATH IS BARRED.

is December 26, 2024.

Florida Bar No. 256765

1092 Ridgewood Avenue

Telephone: (386) 253-1030 Fax: (386) 248-2425

Dec. 26, 2024; Jan. 2, 2025

 $\hbox{E-Mail: fredshare@cfl.rr.com}$

2nd E-Mail: brobins@cfl.rr.com

Attorney for Personal Representative

SUBSEQUENT INSERTIONS

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

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 ES-

TATES, A SUBDIVISION ACCORD-

ING TO MAP IN MAP BOOK 10,

PAGE 182, PUBLIC RECORDS OF

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

needs an accommodation in order to ac-

If you are a person with a disability who

VOLUSIA COUNTY, FLORIDA.

reports the surplus as unclaimed.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A

QUICKEN LOANS INC.,

Defendant.

Plaintiff, vs. PATTI GUSTAFSON, et al.,

24-00630I

Holly Hill, FL 32117

All other creditors of the decedent

Florida Statutes.

COPY OF THIS NOTICE ON THEM.

ney are set forth below.

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

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

DATED this 18th day of December 2024. Laura E Roth Clerk of the Circuit Court By: /s/ Jennifer M. Hamilton Deputy Clerk

24-00633I

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

V13140 1982 Montego FL9606JN Hull ID#: VMC25042M82J sail antique gas fiberglass 25ft R/O Enrique P Zahn Lienor: City of Daytona Bch/Halifax Harbor Marina 450 Basin St Daytona

V13142 1988 STN FL9532PE Hull ID#: STN3507ZH788 inboard pleasure gas fiberglass 34ft R/O Susan or Johna-

V13143 1983 Carver FL7908NZ Hull ID#: CDR600130882 inboard pleasure gas fiberglass 35ft R/O Tiwn River Charters LLC Lienor: City of Daytona Bch/ Halifax Harbor Marina 450 Basin St

Dec. 26, Jan. 2, 2025

SUBSEQUENT

THIRD INSERTION

TERMINATION OF PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE

IN AND FOR BIA COUNTY, FLORIDA

TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD

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. Whittaker, 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.

Name: B.B.S. aka C.S. Date of Birth: November 8, 2024 Place of Birth: AdventHealth Fish Memorial, Orange City, Volusia County,

Physical Description of Respondent Birth Father:

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

Central Time

Copies of all court documents in this case, ncluding 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.

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 & COMPTROLLER (SEAL) By: /s/ Leslee Thompson

24-006081

SUBSEQUENT INSERTIONS

1/4 of the Southwest 1/4 of Section 7,

Township 17 South, Range 30 East,

If you are a person with a disability who needs an accommodation in order to ac-

cess 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 Ad-

ministration, 125 E. Orange Ave., Ste. 300,

Daytona Beach, FL 32114: (386) 257-6096.

Hearing or voice impaired, please call 1

McCalla Raymer Leibert Pierce, LLC

225 East Robinson Street, Suite 155

Email: MRService@mccalla.com

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

Division Probate

IN RE: ESTATE OF

ARMON VANCE SNEDEKER

Deceased.

The administration of the estate of AR-

MON 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 represen-

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 BE-FORE THE LATER OF A DATE THAT IS

3 MONTHS AFTER THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS

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

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 Prop-

erty 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 un-

der Florida Statutes Section 732.2211.
ALL CLAIMS NOT FILED WITHIN

THE PERIODS SET FORTH IN FLORI-

DA STATUTES SECTION 733.702 WILL

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE

The date of first publication of this notice

NOTWITHSTANDING THE TIME

BE FOREVER BARRED.

OF DEATH IS BARRED.

Florida Bar Number: 91075

Florida Bar Number: 1010347

 $3700~\mathrm{S.}$ Conway Road, Suite 212

Telephone: (407) 745-0609

james@thefloridalawyers.com

kflick@thefloridalawyers.com

service@thefloridalawvers.com

Counsel for Shannon Snedeker

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

F.S. 715.109. 1990 SKYL HS 23630196AZ & 23630196BZ . Last Tenants: EDWARD

RUDOLPH NEFF III AKA EDWARD

NEFF, CAROLE MARIE NEFF, MI-

CHELE 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 MOR-

RIS BLVD, PORT ORANGE, FL 32129.

24-00628I

24-00164V

December 19, 26, 2024

christian@thefloridalawyers.com

Service E-Mail Addresses

is: December 19, 2024.

/s/ James M. Flick

James M. Flick

Christian Bonta

WALKER | FLICK

Orlando, FL 32812

A personal representative or curator has

NOTICE.

All other creditors of the decedent and

tative's attorney are set forth below.

File No. 2024-14251-PRDL

24-00621I

(800) 955-8770.

By: /s/ Robyn Katz Robyn Katz, Esq.

Attorney for Plaintiff

Phone: (407) 674-1850

Fax: (321) 248-0420

Fla. Bar No.: 146803

December 19, 26, 2024

23-07703FL

Orlando, FL 32801

Volusia County, Florida.

reports the surplus as unclaimed.

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

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 WOLKO-VITS, 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

has no duty to discover whether any prop-erty 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 lbrown@pfhglaw.com December 19, 26, 2024

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 F.S. 715.109. 1988 HOME HS FLH-W108700676AHS & FLHW108700676B-HS . Last Tenants: CAROL ANN FARN-STROM 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 OR-MOND BEACH MHC DST, 1 FALLS WAY COURT, ORMOND BEACH, FL 32174. 813-241-8269 Dec. 19/26 24-00165V

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, EDGEWA-

TER, FL 32132. 813-241-8269.

Dec. 19/26

SECOND INSERTION SECOND INSERTION NOTICE OF PUBLIC SALE NOTICE OF PUBLIC SALE

24-00624I

The following personal property of GWEN-DOLYN FAYE FULLER, if deceased any Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home unknown heirs or assigns, LESLIE ROB-ERT FULLER and MELODY HALL, will, will be sold at public auction pursuant to F.S. 715.109. 1979 GLEN HS FLF-L2A924791998 & FLFL2B924791998 . Last Tenants: OLGA WHITTAKER AND on January 7, 2025, at 9:30 a.m., at 73 Crowell Street, Lot \$73, Port Orange, Volu-

813-282-5925.

Dec. 19/26

to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1972 MARL MOBILE HOME, VIN: G24248DW720218A, TITLE NO.: 0005391414,

sia County, Florida 32127; be sold for cash

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 24-00623I

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING OF THE BOARD OF SUPERVISORS OF Any person claiming an interest in the THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Oak Hill Town Center Comsurplus from the sale, if any, other than munity Development District ("District"), the location of which is generally described as the property owner as of the date of the lis pendens, must file a claim before the clerk 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

24-00625I

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 Truist Bank,

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 Rescheduling 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 Truist Bank is the Plaintiff and Sandra Suggs Houston a/k/a Sandra S. Houston a/k/a Sandra 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, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, 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 Krupop; 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 RAIL-ROAD RIGHT OF WAY, EXCEPT THE EAST 195 FEET, VOLUSIA COUNTY, FLORIDA.

TAX ID: 741900000240 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.

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administra-tion, 101 N. Alabama Ave., Ste. D-305, De-Land, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMA-TION NUMBERS SOLICITUD DE ADAPTACIONES

PARA PERSONAS CON DISCAPACID-ADES

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

NO SON PARA OBTENER INFORMA-

CION JUDICIAL Dated this 12th day of December, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954

FL Court Docs@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00321 December 19, 26, 2024

24-00620I

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; AD-

DISON LANDING HOMEOWNERS AS-SOCIATION, INC., are defendants. Laura E. Roth, Clerk of Circuit Court for VOLU-SIA, 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724

Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

24-00627I

cess 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

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: MR Service@mccalla.comFla. Bar No.: 146803

(800) 955-8770.

24-09639FL

December 19, 26, 2024

By: /s/ Robyn Katz

24-00622I

City, FL 32763.

Dec. 26, 2024; Jan. 2, 9, 16, 2025

interested ph 954-563-1999

Sale Date January 17, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale

than Joseph Radzewicz Lienor: City of Daytona Bch/Halifax Harbor Marina 450 Basin St Daytona Bch

Daytona Bch 24-00167V

INSERTIONS

NOTICE OF ACTION FOR FIRST JUDICIAL CIRCUIT,

Case No.: 2024 DR 004168 IN THE MATTER OF THE

TO: Unknown Identity

Unknown Address
YOU ARE NOTIFIED that a Petition

The minor child is identified as follows:

Florida

Age: Unknown

of Parental Rights Pending Adoption: February 13, 2025 at 2:45 P.M.

Judge Jennie Kinsey

You must keep the Clerk of the Circuit

CLERK OF THE CIRCUIT COURT {Deputy Clerk}

 $Dec.\,12,19,26,2024; Jan.\,2,2025$

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

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

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

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

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 Vashti Rd. Taylorsville, 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@johnrevispa.com secondary: secretary@johnrevispa.com Dec. 26, 2024; Jan. 2, 2025

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 WAV-IE 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 NO-TICE.

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

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

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

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

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

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

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

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

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

The date of first publication of this notice is 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@legalteamforlife.com Secondary E-Mail: Proserv@legalteamforlife.com Dec. 26, 2024; Jan. 2, 2025

FIRST INSERTION

NOTICE OF PUBLIC AUCTION Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NO-TICE OF PUBLIC SALE of the storage space(s) listed below, containing house-hold 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.storagetreasures.com

059 Brent Gustafson Enjoili Latimore 117

Jan. 2, 2025

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000818 Division 48

24-00471F

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

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

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 024 CP 000 Division: 48

IN RE: ESTATE OF MILDRED M. MATURO Deceased.

The administration of the estate of MIL-DRED 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 be-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-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: Smelito@mommerscolombo.com PIERRE A.L. MOMMERS, Esquire, P.A. Florida Bar Number: 080731 Dec. 26, 2024; Jan. 2, 2025

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 Commis-

sioners, 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

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 rought 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

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.

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

24-00476F

Dec. 26

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 unmatured, 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 unmatured, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SEC-TION 733.302, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED 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 pro-

bate 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@markmosslaw.com E-mail: service@markmosslaw.com Dec. 26, 2024; Jan. 2, 2025 24-00295G FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE TOMOKA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Tomoka Community Development District ("District") will hold public hearings on Thursday, January 16, 2025 at 3:45 p.m. at the Hampton Inn & Suites Palm Coast, 150 Flagler Plaza Drive, Palm Coast, Florida 32137, to consider the adoption of an assessment roll, the imposition of special assessments to secure roposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's First Addendum to Tomoka Community Development District Improvement Plan (2021 Expansion Parcels), dated November 27, 2024 ("Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Manager, located at 3501 Quadrangle Boulevard Suite 270, Orlando, Florida 32817; Ph: (407) 723-5900 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, stormwater management system improvements, and utility improvements to include sewer collection system, sewer lift station, sewer force main and water distribution system, and other infrastructure, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Addendum to the Master Assessment Methodology, Tomoka Community Development District, dated December 2024 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$8,945,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows

Product	Maximum Debt	Per Unit
Type	Allocation	Annual Installment*
Townhouse	\$38,712	\$3,119.69
Single Family 50'	\$46,412	\$3,740.18
Single Family 60'	\$54,524	\$4,393.93
Single Family 70'	\$0	\$0.00
Single Family 80'	\$0	\$0.00
*excludes any associated gross-up fees associated with collection costs and early payment discount		

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Flagler County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on Thursday, January 16, 2025 at 3:45 p.m. at the Hampton Inn & Suites Palm Coast, 150 Flagler Plaza Drive, Palm Coast, Florida 32137, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time

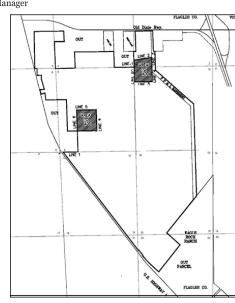
certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a

disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office. Vivian Carvalho

District Manager



Dec. 26, Jan. 2, 2025

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 RV park (Application No. SE 2024-07), 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,

SE 2024-07 REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE FOR A RV PARK ON PROPERTY ZONED B-1, LOCATED AT 1900 OLD MOODY BOULEVARD

24-00468F

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 Blyd, 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 verba-tim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



24-00477F

THE OBSERVER | THURSDAY, DECEMBER 26, 2024 14**B** ObserverLocalNews.com

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. bunnelicity.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 verba-tim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



FIRST INSERTION

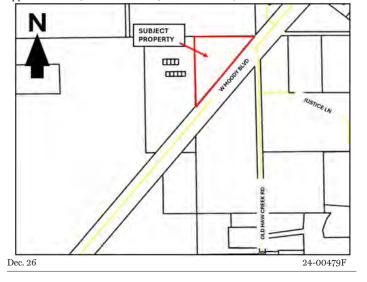
NOTICE OF PUBLIC MEETING

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)



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 ase, 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

12, 19, 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.storagetreasures.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 session 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 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. 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 $\begin{array}{l} {\rm Manuel\ Delgado,\ a/k/a\ E.\ Manuel\ Delgado,\ a/k/a\ Eusebio\ M.\ Delgado,\ deceased,\ whose} \end{array}$ 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 732.2211.

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@fff.law E-Mail: ryan.saboff@fff.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 DO-REEN 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 be-

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 BE-FORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS

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 ouse 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 FLORI-DA 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 Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Service E-Mails: james@thefloridalawvers.com christian@thefloridalawyers.com kflick@thefloridalawyers.com service@thefloridalawvers.com 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 $\sharp 1,$ 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 NO-TIFIED 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

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

The 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 E.P.P.G. Law of St. Johns, PLLC 200 Malaga Street, Suite 2 St. Augustine, FL 32084 Telephone: 904-875-3774 December 19, 26, 2024

24-00285G