FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

RADIANCE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Radiance Community Development District (the "**District**") will be held on Monday, February 27, 2023, at 11:00 0.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164. The purpose of the meeting is to discuss any topics presented to the board for consideration. Copies of the agenda may be obtained from the District Manager, DPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

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

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

ter 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.

Radiance Community Development District David McInnes, District Manager

(321) 263-0132, Ext. 193

February 16, 2023

23-00025F

FIRST INSERTION

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Seminole Palms Community Development District (the "District") will be held on Monday, February 27, 2023, at 11:00 a.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164. The purpose of the meeting is to discuss any topics presented to the board for

consideration.

Copies of the agenda may be obtained from the District Manager, DPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Tele-

 ${\rm phone~(321)~263-0132,~Ext.~193.}$ The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special

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

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

Seminole Palms Community Development District

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR

FLAGLER COUNTY, FLORIDA

CASE NO.: 2022 CP 000769 IN RE: ESTATE OF

DAVID RICHARD WATT,

Deceased.The administration of the estate of David

Richard Watt, deceased, whose date of

death was August 7, 2022, is pending in the Circuit Court for Flagler County, Florida,

Probate Division, the address of which is

1769 East Moody Boulevard, Building 1, Bunnell, Florida 32110. The names and ad-

dresses of the personal representative and

the personal representative's attorney are set forth below.

persons having claims or demands against decedent's estate on whom a copy of this

notice is required to be served must file

their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file

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

FIRST PUBLICATION OF THIS NO-

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

MORE AFTER THE DECEDENT'S DATE

Personal Representative:

Natalie Ann Frazure Watt

5368 Shirley Avenue

Jacksonville, Florida 32210

Attorney for Personal Representative:

Attorney for Personal Representative

Florida Bar Number: 0146706

The date of first publication of this no-

OF DEATH IS BARRED.

tice is February 9, 2023.

/s/ Robert M. Fields

DOWDA & FIELDS PA 413 St. Johns Ave.

Telephone: (386) 325-2041 dowdafieldslaw@gmail.com

servicedowdafieldslaw@gmail.com

Robert M. Fields

Palatka, FL 32177

February 9, 16, 2023

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other

February 16, 2023

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND

FOR FLAGLER COUNTY, FLORIDA

CASE NO. 2020 CA 000030 WELLS FARGO BANK, N.A.

JOSEPHINE MORENO A/K/A JOSEPHINE A. MORENO; STEVEN

STEVEN J. MORENO; UNKNOWN

TENANT 1; UNKNOWN TENANT 2;

J. MORENO; UNKNOWN SPOUSE OF

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered

on January 31, 2023, in this cause, in the

Circuit Court of Flagler County, Florida, the clerk shall sell the property situated in Flagler County, Florida, described as:

LOTS 18 AND 19, BLOCK 41, PALM COAST, MAP OF FLORIDA PARK, SEC-

TION 9 ACCORDING TO THE PLAT

THEREOF RECORDED IN PLAT BOOK 6, PAGE 42 AND AMENDED IN O.R.

BOOK 35, PAGE 528 PUBLIC RECORDS

OF FLAGLER COUNTY, FLORIDA. a/k/a 43 FENWICK LN, PALM COAST,

at public sale, to the highest and best

bidder, for cash, online at www.flagler.

realforeclosure.com, on March 03, 2023

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

If you are a person with a disability who

needs an accommodation in order to access

court facilities or participate in a court pro-

ceeding, you are entitled, at no cost to you,

to the provision of certain assistance. To re-

quest such an accommodation, please con-

tact Court Administration in advance of the date the service is needed: Court Adminis-

tration, 101 N. Alabama Ave., Ste. D-305,

DeLand, FL 32724 (386) 257-6096; Hear-

Dated at St. Petersburg, Florida this 1st.

23-00015G

ing or voice impaired, please call 711.

efiling@exllegal.com 12425 28th Street North, Suite 200

day of February, 2023. eXL Legal, PLLC

Designated Email Address:

St. Petersburg, FL 33716

Isabel López Rivera

February 9, 16, 2023

FL Bar: 1015906

1000005882

23-00013G

THIRD INSERTION

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD

OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

[ENCLAVE EXPANSION PARCEL]

Notice is hereby given that the Seminole Palms Community Development District ("Dis-

trict") intends to use the uniform method of collecting non-ad valorem assessments to be

levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Monday, February 27, 2023, at 11:00

a.m. at Hilton Garden Inn - Palm Coast 55 Town Center Blvd., Palm Coast, Florida 32164.

The purpose of the public hearing is to consider the adoption of a resolution authorizing

the District to use the uniform method of collecting non-ad valorem assessments to be lev-

ied by the District on the Expansion Parcel, which was added to the District pursuant to

an Ordinance adopted by the City Council of the City of Palm Coast, Florida. The District

may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining

and/or operating community development facilities, services and improvements within and

without the boundaries of the District. Owners of the properties to be assessed and other

interested parties may appear at the public hearing and be heard regarding the use of the

uniform method of collecting such non-ad valorem assessments

The public hearing is open to the public and will be conducted in accordance with the provi-

sions of Florida law. The public hearing may be continued to a date, time, and place to be

specified on the record. There may be occasions when Board Supervisors or District Staff

may participate by speaker telephone.

Any person requiring special accommodations at this hearing because of a disability or

physical impairment should contact the District Manager, c/o DPFG Management & Con-

sulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Phone (321)

263-0132, at least forty-eight (48) hours prior to 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. Each person who decides to appeal any decision made by the Board with respect to any mat-

ter considered at the public hearing is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceed-

ings is made, including the testimony and evidence upon which such appeal is to be based.

Telephone No. (727) 536-4911 Attorney for the Plaintiff

reports the surplus as unclaimed.

Plaintiff, v.

Defendants.

FL 32137-9116

beginning at 11:00 AM.

SECOND INSERTION

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

CASE NO. 2022-CA-000136 AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST COSTA LASHLEY (DECEASED); ET. AL.,

Defendants.

TO: KEITH ROBERT LASHLEY RESIDENCE: 6010 S. Falls Circle Drive, Apt 322

Lauderhill, Florida 33319 LAST KNOWN ADDRESS(ES): 6010 S FALLS CIRCLE DRIVE, APT 332, $LAUDERHILL, FLORIDA\ 33319$

and any unknown parties who are or may be interested in the subject matter of this action whose names and residences, after diligent search and inquiry, are unknown to Plaintiff and which said unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claiming by, through, under or against the Said Defendant(s) either of them, who are not known to be dead or

YOU ARE HEREBY NOTIFIED that this is an action to foreclose a mortgage of real property located in Flagler County, State of Florida in the following described property:

LOT 16 OF BLOCK 64, OF PALM COAST, MAP OF ROYAL PALMS SECTION 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

a/k/a 18 RIVERVIEW DRIVE, PALM COAST, FL 32165

PARCEL ID: 071131703100640160 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: Lamchick Law Group, P.A., Plaintiff's attorney, whose address is 6910 North Kendall Drive, Miami, Florida 33156 on or before thirty (30) days from the date of the first publication, and to file the original of the defenses with the Clerk of this Court either before 3/24/2023or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court 1/31/2023

TOM BEXLEY as Clerk of said Court (SEAL) By: /s/ Tevin Galvin as Deputy Clerk

23-00016G

Lamchick Law Group, P.A. Plaintiff's attorney 6910 North Kendall Drive,

Miami, Florida 33156 February 9, 16, 2023

SECOND INSERTION

NOTICE TO CREDITORS 1IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-669

IN RE: ESTATE OF LAWRENCE P. NAPOLI, Deceased. The administration of the estate of LAW-RENCE P. NAPOLI, deceased, whose date

of death was August 12, 2022, is pending in the Circuit Court for Flagler County Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 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: February 9, 2023 Personal Representative:

JOHN L. NAPOLI 63 Woodbury Drive

Palm Coast, Florida 32164 Attorney for Personal Representative: NORBERTO S. KATZ, ESQUIRE Florida Bar No.: 399086 630 North Wymore Road, Suite 330 Maitland, Florida 32751 Telephone: (407) 849-7072

Fax: (407) 849-7075 E-Mail: velizkatz@velizkatzlaw.com Secondary: ydiaz@velizkatzlaw.com February 9, 16, 2023 23-00018G

& AFFORDABLE OPTION

The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



For rates and information, call 386-447-9723

SECOND INSERTION

SUBSEQUENT INSERTIONS

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA. CASE No. 2022 CA 000744

PROVIDENT FUNDING ASSOCIATES,

L.P., Plaintiff vs. JAME E. MCGANN, AS TRUSTEE OF THE JAMES E. MCGANN AND MICHELE A. MCGANN, DECEASED, REVOCABLE LIVING TRUST DATED AUGUST 1, 2012, et al.,

Defendants TO: JAMES E. MCGANN, AS TRUSTEE OF THE JAMES E. MCGANN AND MCHELE A. MCGANN REVOCABLE LIVING TRUST DATED AUGUST 1, 2012 42 OXFORD LN

PALM COAST, FL 32137 JAMES E. MCGANN & UNKNOWN SPOUSE OF JAMES E. MCGANN $42\,\mathrm{OXFORD}\,\mathrm{LN}$

PALM COAST, FL 32137 UNKNOWN BENEFICIARIES OF THE JAMES E. MCGANN AND MICHELE A. MCGANN REVOCABLE LIVING TRUST DATED AUGUST 1, 2012

 $42\,\mathrm{OXFORD}\,\mathrm{LN}$ PALM COAST, FL 32137

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Fla-gler County, Florida: UNIT 5-202, OF THE WOODHAVEN

CONDOMINIUM AT PALM COAST, AC-CORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OF-FICIAL RECORDS BOOK 177, PAGES 248 THROUGH 340, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM,

AS RECORDED, EXEMPLIFIED, RE-FERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

has been filed against you, and you are required to serve a copy of your written de-fenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South. Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in THE FLAGLER PALM COAST NEWS TRIBUNE, on or before 30 days from the first publication; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT ADMINISTRATION, 125 E ORANGE AVENUE, SUITE 300, DAYTONA BEACH, FL 32114, 386-257-6096. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 2/2/2023. TOM BEXLEY

As Clerk of said Court (SEAL) By: /s/ Amy Perez As Deputy Clerk

Greenspoon Marder, LLP Default Department Attorneys for Plaintiff Trade Centre South, Suite 700 100 West Cypress Creek Road Fort Lauderdale, FL 33309 (22-000258-01) February 9, 16, 2023 23-00017G

Relay System.

NOTICE OF ACTION FOR: Declatory Judgement IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

SECOND INSERTION

Case No.: 2023 CC 000044 SJD Services LLC dba Jax Boat RV Storage Steven Disbrow, Petitioner, and

James M. Glenn 4472 Sparrow Hawk Ct., Jacksonville, FL 32210,

Respondent. TO: James M Glenn 4472 Sparrow Hawk Ct., Jacksonville, FL 32210

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SJD SERVICES LLC, JAX BOAT RV STORAGE, Steven Disbrow, whose address is PO Box 353013 Palm Coast FL 32135 on or before FEB-RUARY 28, 2023, and file the original with the clerk of this Court at Clerk of the Circuit Court for Flagler County Florida, 1769 East Moody Blvd Bldg 1, Bunnell, Florida 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 02/06/2023.

CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ Deputy Clerk February 9, 16, 2023 23-00019G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR BREVARD COUNTY, FLORIDA

CASE NO.: 05-2022-CA-042876 JUDGE: DALE CURTIS JACOBUS ESTRET HOLDINGS, LLC, a Florida Limited Liability Company,

Plaintiff, vs.
RENAR DEVELOPMENT COMPANY, A Florida Corporation and TD EQUIPMENT FINANCE, INC., a Maine Corporation, Defendants.

NOTICE is hereby given pursuant to the Final Judgment of Foreclosure filed on January 24, 2023 and entered in the Circuit Court of the Eighteenth Judicial Circuit, in and for Brevard County, Florida, Case No.: 05-2022-CA-042876, wherein ESTRET HOLDINGS, LLC, a Florida limited liability company, is the Plaintiff and Renar Development Company, a Florida Corporation, and TD Equipment Finance, Inc., a Maine Corporation, are the Defendants, the Clerk, Rachel M. Sadoff, will sell to the highest and best bidder for cash on the 5th day of April, 2023, at the Brevard County Government Center North, in the Brevard Room, 518 S. Palm Avenue, Titusville, Florida beginning at 11:00 o'clock a.m. in accordance with section 45.031, Florida Statutes, the properties situated in Brevard, Flagler,

Osceola, and Polk Counties, more Lot 10, Block 13, Palm Coast, Map of

Pine Grove, Section 25, according to the map or plat thereof, as recorded in Plat Book 9, Pages 1, Public Records of Flagler County, Florida.

KNOWN AS: 124 Persimmon Drive, Palm Coast, Florida 32164

Lot 34, Block 48, Palm Coast Map of Pine Grove Section 26; according to the plat thereof as recorded in Map Book 9, Pages 20-35, of the Public Records of Fla-

gler County, Florida. KNOWN AS: 24 Pierce Lane, Palm Coast, Florida 32164

Lot 4, Block 55, Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof as received in Plat Book 10, Page 30, Public Records of Flagler County, Florida. (For section 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by Instrument recorded in Office Records Book 35, at page 528 of the Public Records of Flagler County, Florida)

KNOWN AS: 7 Ranwood Lane, Palm Coast, Florida 32164 Lot 5, Block 55, Palm Coast, Map of

Royal Palms, Section 30, according to the map or plat thereof as recorded in Plat Book 10, at Page 30, Public Records of Flagler County, Florida. (For section 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by Instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida) KNOWN AS: 9 Ranwood Lane, Palm

Coast, Florida 32164 Lot 3, Block 55, of Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof as recorded in Plat Book 10, Page 38, Public Records of Flagler County, Florida

KNOWN AS: 5 Ranwood Lane, Palm Coast, Florida 32164

Lot 8, Block 12, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof recorded in Map Book 18, Pages 36-43, of the Public Records of Flagler County, Florida KNOWN AS: 49 Llama Trail, Palm

Coast, Florida 32164 Lot 21, Block 137, of Palm Coast, Map

of Belle Terre, Section 35, according to the plat thereof, recorded in Map Book 11, Page through 26, of the Publi gler County, Florida

KNOWN AS: 150 Bird of Paradise, Palm Coast, Florida 32137 Lot 20, Block 572, Poinciana, Neighbor-

hood 1, Village 2, according to the map or Plat thereof, as recorded in Plat Book 3, Page(s) 69 through 87. Public Records of Osceola County, Florida KNOWN AS: Marquee Dr, Kissimmee,

Florida 34758

Lot 13, Block 77, Poinciana Neighborhood 3, Village 3 according to the Plat thereof, as recorded in Plat Book 52, at Pages 19 through 31, of the Public Records of Polk County, Florida KNOWN AS: 612 Kangaroo Drive, Poin-

ciana, Florida 34759

Lot 11, in Block 276, of Poinciana, Neighborhood 6 South, Village 3, according to 54, at Page 43 through 49, inclusive, of the Public Records of Polk County, Florida KNOWN AS: 122 Spoonbill Court, Poinciana, Florida 34759

Lot 1, Block 1036, Poinciana Neighbor-

the Plat thereof, as recorded in Plat Book

hood 4, Village 7, according to the map or Plat thereof as recorded in Plat Book 53, Page(s) 4 through 18 inclusive, Public Re-

cords of Polk County, Florida KNOWN AS: 41 Sawfish Court, Poinciana, Florida 34759 Lot 15, Block 1164, Poinciana, Neighborhood 5, Village 7, according to the map or Plat thereof as recorded in Plat Book 53,

Page(s) 19 through 28, inclusive, Public Records of Polk County, Florida KNOWN AS: 1837 Hudson Court, Poin-

ciana, Florida 34759 Lot 92, Amberwood at Bayside Lakes, according to the official Plat thereof, as recorded in Plat Book 0057, at Page 0021, Public Records of Brevard County, Florida KNOWN AS: 569 Dillard Drive, Palm

Bay, Florida 32909 Lot 93, Amberwood at Bayside Lakes, according to the Official Plat thereof, as recorded in Plat Book 0057, at Page 0021, Public Records of Brevard County, Florida KNOWN AS: 577 Dillard Drive, Palm

Bay, Florida 32909 (the "Subject Properties").

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNERS AS OF THE DATE IS PENDENS I CLAIM WITHIN 60 DAYS AFTER THE

SALE. DATED this 2nd day of February, 2023. WRIGHT, PONSOLDT & LOZEAU, TRIAL ATTORNEYS, L.L.P. TIM B. WRIGHT

Fla. Bar No.: 823351 1002 S.E. Monterey Commons Blvd. Suite 100 Stuart, Florida 34996

(772) 286-5566 Telephone (772) 286-9102 Fax Timwright@wpltrialattorneys.com ajohnson@wpltrialattorneys.com smitchell@wpltrialattorneys.com

Counsel for Plaintiff February 9, 16, 2023 23-00014G

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2022 11537 PRDL Division 10

IN RE: ESTATE OF BERKLEY ANN JOHNSTON a/k/a BERKLEY A. JOHNSTON, Deceased. The administration of the estate of BERK-

LEY ANN JOHNSTON a/k/a BERKLEY A. JOHNSTON, deceased, whose date of death was April 26, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which Post Office Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 date of first publication of this notice

is February 16, 2023.

Personal Representative: CHRISTINE MARIE JOHNSTON 3 Stone Haven Trail

Ormond Beach, Florida 32174 Attorney for Personal Representatives GEORGE S. PAPPAS, Attorney Florida Bar Number: 224642 PAPPAS & RUSSELL PA 213 Silver Beach Avenue Daytona Beach, FL 32118 Telephone: (386) 254-2941 Fax: (386) 238-0350 E-Mail: gpappas@pappasrussell.com Secondary: jr@pappasrussell.com February 16, 23, 2023 23

SAVETIME

Email your Legal Notice

legal@palmcoastobserver.com

According to Florida Statute Number 865.09

FIRST INSERTION

Notice Under Fictitious Name Law

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Jawsh Media, located at 183 Warwick Avenue, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of February, 2023. Joshua Marstaller February 16, 2023

23-00018V

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/3/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 BARR HS 4V033204S3625U & 4V033204S3625X Last Tenants: WILLIAM LEE SAND-ERS, NELLY MARIA SANDERS, THE ESTATE OF BETTY SANDERS, AND ALL UNKNOWN PARTIES, BENEFI-CIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF BETTY SANDERS. Sale to be at LEGACY HCE, LLC DBA HIGH-LAND COUNTRY ESTATES MHC, 830 NORTH HIGHWAY 17/92, DEBARY, FL

February 16,23, 2023

23-00016V

District Manager February 2, 9, 16, 23, 2023

23-00009F

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1968 VIND HS 153TEFDR5156 Last Tenants: ROBERT EARL RYALS and all unknown parties beneficiaries heirs . Sale to be at COLONIAL COLONY INC,

February 16, 23, 2023

23-00017V

FIRST INSERTION

DBA COLONIA COLONY SOUTH, 1275

BEVILLE ROAD, DAYTONA BEACH, FL

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-10259-PRDL Division 10 IN RE: ESTATE OF ANITA BARBARA MARIE CURTIS a/k/a ANITA B. CURTIS

Deceased.The administration of the estate of Anita Barbara Marie Curtis, deceased, whose date of death was October 7, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, De-Land, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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 February 16, 2023.

Personal Representative: **Ronald Curtis**

216 3rd Street Holly Hill, Florida 32117 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 February 16, 23, 2023 23-00021I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-10143-PRDL Division 10

IN RE: ESTATE OF LOUIS PEROS Deceased.

The administration of the estate of Louis Peros, deceased, whose date of death was December 17, 2022, 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 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 February 16, 2023.

Personal Representative: Anthony K. Berisha 7 Indian Mound Court Flagler Beach, Florida 32136 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 clutes@upchurchlaw.com

February 16, 23, 2023

23-00024I



The Palm Coast & Ormond Beach Observers now qualify to publish



For rates and information. call 386-447-9723

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/3/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 1958 ROYC HS 14209 MACK CARPENTER ROACH JR., and all unknown parties beneficiaries heirs . Sale to be at WHAT BOX SON LLC DBA RAMAR MOBILE HOME PARK, 1930 S RIDGEWOOD AVE, SOUTH DAYTONA, FL 32119. 321-213-0825

February 16, 23, 2023

23-00019V

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-10225 PRDL

Division 10 IN RE: ESTATE OF LARRY W. FISHER, Deceased.

The administration of the estate of LARRY W. FISHER, deceased, whose date of death was October 21, 1999, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS 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 PE-RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: February 16, 2023.

Signed on this 9th day of February, 2023.

PENNY HAEDRICH Personal Representative

2710 Tamarind Drive Edgewater, FL 32141 ROBERT KIT KOREY, ESQUIRE Attorney for Personal Representative Florida Bar No. 147787 ROBERT KIT KOREY, P. A. 595 W. Granada Blvd., Suite A Ormond Beach, FL 32174 Telephone: (386) 677-3431 Email: Kit@koreylawpa.com Secondary Email: Michele@koreylawpa.com February 16, 23, 2023 23-000201

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-10170-PRDL Division 10

IN RE: ESTATE OF MICHAEL E. SIMPSON a/k/a MICHAEL EDWARD SIMPSON Deceased.

The administration of the estate of Michael E. Simpson, deceased, whose date of death was November 27, 2022, is pending in the Circuit Court for Volusia County, Florida, obate 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 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.

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 February 16, 2023.

Personal Representative: Marie Ann Yongue 722 Sleepy Hollow 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



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RE-NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2008-33490-CICI

FLAGSTAR BANK, FSB, Plaintiff, vs.
DARLENE CUMBERLAND; MARINA GRANDE ON THE HALIFAX MAINTENANCE ASSOCIATION, INC.; W.G. YATES & SONS CONSTRUCTION COMPANY; JPR METAL FRAMING, INC.; AMERICAN MOLD GUARD, INC.; A.W. BAYLOR VERSAPANEL-PLASTERING, INC.; WASTE PRO OF FLORIDA, INC.; TANGO IMPORTS, INC.; W.S. NIELSEN COMPANY, INC.; TRANE U.S. INC.; SECURITY INNOVATIVE SOLUTIONS, INC.; SUNBELT RENTALS, INC.; SIGN FX, INC; SOUTHEAST FIRE PROTECTION, LLC; OSCAR I. GARCIA, ARCHITECT, P.A.; RC ALUMINUM INDUSTRIES, INC.; SIENNA WOODWORK CLASSICS, INC.; ARCHITECTURAL HARDWARE PRODUCTS, INC.; MARK DOWST AND ASSOCIATES, INC.; PLANSON III, INC.; EXTERIOR WALLS, INC.; INTREPID ENTERPRISES, INC.; R & R INDUSTRIES, INC.; J.A. CROSON ${\bf LLC; BRYANT\, POOLS\, INC; WATER}$ MANAGEMENT CONSULTANTS & TESTING, INC.; VOLUSIA/FLAGLER WATER & FIRE RESTORATION, INC.; U.S. BRICK & BLOCK SYSTEMS, INC.; UNLIMITED WELDING, LLC; BRIGHTVIEW LANDSCAPE DEVELOPMENT, INC. F/K/A VALLEY CREST LANDSCAPE DEVELOPMENT, INC.; HOLLYWOOD WOODWORK INC.; METROMONT CORPORATION; EDSA, INC.; M.A. BRUDER & SONS INCORPORATED; ROMANOFF FLOOR COVERING, INC.; HD SUPPLY, INC F/K/A HOME DEPOT SUPPLY, INC.; GREENWOOD PURCHASING GROUP, INC.; THE MARINA GRANDE ON THE

B CONTRACTORS, INC.; VON PLUMBING, INC.; DAVID DURLAND; SPECTRA CONTRACT FLOORING; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT

CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

to an Order or Summary Final Judgment of foreclosure dated January 18, 2023 and an Order Resetting Sale dated February 3, 2023 and entered in Case No. 2008-33490-CICI of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, FSB is Plaintiff and DARLENE CUMBERLAND; MARINA GRANDE ON THE HALIFAX MAIN-TENANCE ASSOCIATION, INC.; W.G. YATES & SONS CONSTRUCTION COMPANY; JPR METAL FRAMING, INC.; AMERICAN MOLD GUARD, INC.; A.W. BAYLOR VERSAPANEL-PLASTERING, INC.; WASTE PRO OF FLORIDA, INC.; TANGO IMPORTS, INC.; W.S. NIELSEN COMPANY, INC.; TRANE U.S. INC.; SECURITY INNOVATIVE SOLUTIONS, INC.; SUNBELT RENTALS, INC.; SIGN FX, INC; SOUTHEAST FIRE PROTECTION, LLC; OSCAR I. GARCIA, ARCHI-TECT, P.A.; RC ALUMINUM INDUS-TRIES, INC.; SIENNA WOODWORK CLASSICS, INC.; ARCHITECTURAL HARDWARE PRODUCTS, INC.; MARK DOWST AND ASSOCIATES, INC.; PLANSON III, INC.; EXTERIOR WALLS, INC.; INTREPID ENTERPRISES, INC.; R & R INDUSTRIES, INC.; J.A. CROSON LLC; BRYANT POOLS INC; WATER MAN-AGEMENT CONSULTANTS & TESTING, INC.; VOLUSIA/FLAGLER WATER & FIRE RESTORATION, INC.; U.S. BRICK & BLOCK SYSTEMS, INC.; UNLIMITED WELDING, LLC; BRIGHTVIEW LAND-SCAPE DEVELOPMENT, INC. F/K/A VALLEY CREST LANDSCAPE DEVEL-OPMENT, INC.; HOLLYWOOD WOOD-

FIRST INSERTION

ASSOCIATION, INC.; COMMERCIAL & HOME MAINTENANCE; C W TO THIS ACTION, OR HAVING OR Defendant(s).
NOTICE IS HEREBY GIVEN pursuant

WORK, INC.; METROMONT CORPO-RATION; EDSA, INC.; M.A. BRUDER & SONS, INCORPORATED; ROMANOFF FLOOR COVERING, INC.; HD SUPPLY, INC F/K/A HOME DEPOT SUPPLY, INC.; GREENWOOD PURCHASING GROUP, INC.; THE MARINA GRANDE ON THE HALIFAX I CONDOMINIUM ASSOCIA-TION, INC.; COMMERCIAL & HOME MAINTENANCE; C W B CONTRAC-TORS, INC.; VON PLUMBING, INC.; DA-VID DURLAND; SPECTRA CONTRACT FLOORING; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HERE-

Judgment, to-wit:
UNIT 1008, BUILDING 1, MARINA GRANDE ON THE HALIFAX I, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF

IN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will

sell to the highest and best bidder for cash

www.volusia.realforeclose.com, 11:00 a.m., on April 21, 2023 , the following described

property as set forth in said Order or Final

THEREOF, AS RECORDED IN OFFI-CIAL RECORDS BOOK 6136, PAGE 4670, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF VOLUSIA COUN-TY, FLORIDA. ANY PERSON CLAIMING AN INTER-

EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN. Pursuant to Florida Statute 45.031(2),

this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior

REQUESTS FOR ACCOMMODA-

TIONS BY PERSONS WITH DISABILI-

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the ap pearance 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 adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL

DATED February 9, 2023. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 $Service \ E-mail: answers@dallegal.com$ 2491-177920 / SM2

February 16, 23, 2023 23-00022I

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.

HALIFAX I CONDOMINIUM

CIVIL DIVISION

CASE NO. 2018 12105 CIDL FLAGSTAR BANK, FSB., Plaintiff, vs. JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH D. RICHARDSON JR, DECEASED; UNKNOWN SPOUSE OF JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; JAMIE ANN RICHARDSON; STEPHANIE RICHARDSON; COURTNEY RICHARDSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING ${\bf INTERESTS~BY, THROUGH, UNDER}$ OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, **Defendant(s).**NOTICE IS HEREBY GIVEN pursuant to

a Final Judgment of Foreclosure and Reestablishment of Lost Promissory Note dated December 12, 2022 and an Order Canceling and Resetting Foreclosure Sale dated January 13, 2023 and entered in Case No. $2018\ 12105\ CIDL$ of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, FSB. is Plaintiff and JENNIFER MARIE JUARIE AKA JEN-NIFER M. RICHARDSON AKA JEN-NIFER MARIE RICHARDSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH D. RICHARDSON JR, DE-CEASED: UNKNOWN SPOUSE OF JEN-NIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; JAMIE ANN RICHARDSON; STEPHANIE RICHARDSON; COURTNEY RICHARDSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; UN-KNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on March 9, 2023, the following described property as set forth in said Order or Final

Judgment, to-wit: THE NORTH 76.7 FEET OF THE SOUTH 153.41 FEET OF THE WEST 160 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

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

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

REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-TIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hear-

ing 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 adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL

DATED January 19, 2023. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1691-177904 / AP3 February 16, 23, 2023 23-00023I

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 2022 12524 PRDL

DIVISION 10 IN RE: ESTATE JAMES T. BEYE, Deceased.

The formal administration of the Estate of James T. Beye, deceased, File Number 2022 12524 PRDL, Division 10, is pending in the Circuit Court for Volusia County, Florida, Probate Div., the address of which is P.O. Box 6043, DeLand, FL 32721-6043,

Attn: Probate. The name and address 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIR-TY (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 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

ALL CLAIMS NOT SO 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 CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of this first publication of this Notice is February 9, 2023.

Personal Representative(s)
Carol Seitz 7 Hunters Drive S

Fairport, NY 14450 Attorney for the Personal Representatives: Florida Bar No. 1003301 5500 W. Ridge Rd Spencerport, NY 14559 Email: mjl.lesterlaw@gmail.com 23-00016I February 9, 16, 2023

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION File No. 2022 12685 PRDI IN RE: ESTATE OF EDWARD JAMES PARFET

Deceased. The administration of the estate of Edward James Parfet, deceased, whose date of death was December 18, 2020, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal represen-

tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS 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 February 9, 2023. Personal Representative:

Scott S. Small Senior Vice President, Wells Fargo Bank, N.A. 555 E. Lancaster Avenue, Fourth Floor Radnor, Pennsylvania 19087 Attorney for Personal Representative:

SACHS SAX CAPLAN PL 6111 Broken Sound Parkway - Suite 200 Boca Raton, FL 33487 Telephone: (561) 994-4499 Fax: (561) 994-4985 E-Mail: agindea@ssclawfirm.com Secondary E-Mail: martas cos@ssclawfirm.com

23-00017I

 $February\,9,16,2023$

Andrew E. Gindea, Attorney

Florida Bar Number: 109688

SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Guadalupe Pesina and Erica May Allen will on 23rd day of February 2023, at 10:00 a.m., on property at 855 South Nova Road, Lot #3, Ormond Beach, Volusia County, Florida 32174, in Ormond Beach Oasis, be sold for cash to satisfy storage fees in accordance

with Florida Statutes, Section 715.109: Year/Make: 1973 GREN VIN #: G7024 Title #: 0005345869 And All Other Personal Property

Therein February 9, 16, 2023 23-00013V NOTICE OF PUBLIC SALE

The following personal property of Katie Allison Riethiemer will on 23rd day of February 2023, at 11:00 a.m., on property at 855 South Nova Road, Lot #10, Ormond Beach, Volusia County, Florida 32174, in Ormond Beach Oasis, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

SECOND INSERTION

Year/Make: 1973 CHAR VIN #: 64356912 Title #: 0005550282 And All Other Personal Property

Therein February 9, 16, 2023 23-00014V

SECOND INSERTION

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

CASE NO. 2022 11164 CIDL

REGIONS BANK D/B/A REGIONS MORTGAGE Plaintiff, v. RONANITA J RAHL; UNKNOWN SPOUSE OF RONANITA J. RAHL; UNKNOWN TENANT 2; UNKNOWN

TENANT 1; REGIONS BANK

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 02, 2022 and Order Rescheduling Foreclosure Sale entered on January 23, 2023, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall

sell the property situated in Volusia County, Florida, described as: THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, TO

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, HATCH`S HOMESTEAD IN U.S. LOT 1, SECTION 2, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AS RECORDED IN MAP BOOK 3, PAGE 81, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE NORTH 89°18` WEST, 135 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 400 FEET PARALLEL TO THE EAST LINE OF SAID LOT 2 FOR THE POINT OF BEGINNING, THENCE NORTH 89°18 WEST 107 FEET, THENCE NORTH 80 FEET; THENCE SOUTH 89°18` EAST

107 FEET, THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING, AND BEING A PART OF LOTS 3 AND 4 OF SAID HATCH'S HOMESTEAD. THE EAST 5 FEET OF THE ABOVE DE-SCRIBED PROPERTY SUBJECT TO AN

EASEMENT FOR UTILITIES.

a/k/a 1703 HILL ST, EDGEWATER, FL 32132-3536 at public sale, to the highest and best bidder, for cash, online at www.volusia. realforeclose.com, on March 07, 2023 be-

ginning at 11:00 AM. 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 Administra-tion 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 at St. Petersburg, Florida this 3rd day of February, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000008094

February 9, 16, 2023

23-00018I