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# **PUBLIC NOTICES**

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THURSDAY, FEBRUARY 23, 2023

### FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

GRAND HAVEN COMMUNITY DE-VELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVI-

SORS WORKSHOP MEETING
Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Develop-ment District (the "District") will be held on Thursday, March 2, 2023, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought

to the board. Copies of the agenda may be obtained from the District Manager, DPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

#### FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR CONCURRENT CUSTODY BY EXTENDED FAMILY IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

Case No.: 2023 DR 000173 Division: 47 KELLY STAVELY,

CHRISTOPHER ALAN ROCK, Respondent.

TO: CHRISTOPHER ALAN ROCK 44 Milton Avenue, #1, Amsterdam, New York 12010

YOU ARE NOTIFIED that an action for Petition for Concurrent Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kelly Stavely c/o her attorney The Law Place of Jacksonville Anthony Paul Penoso, whose address is 8081 Normandy Blvd., Suite 9, Jacksonville, Florida 322221, on or before MARCH 31, 2023, and file the original with the clerk of this Court at Flagler County Clerk of the Circuit Court, 1769 E. Moody Blvd., #1 Kim C. Hammond Justice Cen ter, 1769 E. Moody Blvd., 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 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.

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: 02/16/2023. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ {Deputy Clerk} Feb. 23; Mar. 2, 9, 16, 2023 23-00023G

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

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

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

**Grand Haven Community Development** District

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

February 23, 2023 23-00029F

#### FIRST INSERTION

# NOTICE OF PUBLIC MEETING

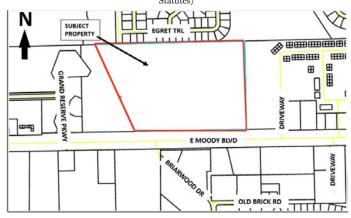
CITY OF BUNNELL, FLORIDA NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at  $6:00\,$  P.M. on the 7th day of March 2023, for the purposes of hearing a request to modify an approved special exception for the Stillwell Apartments Multi-family development, at the Flagler County Government Services Building (GSB) 1st Floor Conference Room/Chambers Meeting Room located at 1769 E. Moody Blvd, Bunnell, FL 32110.

REQUEST TO MODIFY THE APPROVED SPECIAL EXCEPTION FOR THE PROPOSED STILLWELL APARTMENTS MULTI-FAMILY DEVELOPMENT.

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 <a href="https://www.bunnellcity.us">www.bunnellcity.us</a> 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 proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance 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



February 23, 2023

23-00028F

# SUBSEQUENT INSERTIONS SECOND INSERTION

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

CASE NO. 2021 CA 000600 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY D. MOORE, DECEASED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2022, and entered in 2021 CA 000600 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein BANK NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT

February 2, 9, 16, 23, 2023

SERIES I TRUST is the Plaintiff and THE

UNKNOWN HEIRS, BENEFICIARIES DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY D. MOORE, DECEASED; MARK D. MOORE; GREGORY I. MOORE; HALIFAX HUMANE SOCIETY, INC are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on March 17, 2023, the following described property as set forth in said Final

Judgment, to wit: LOT 4 AND THE NORTH 20 FEET OF LOT 5, BLOCK 54, MOODY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 1, PAGE(S) 24 OF THE PUBLIC RECORDS OF FLAGER COUNTY, FLORIDA.

Property Address: 914 SOUTH DAYTONA AVE, FLAGLER BEACH, FL 32136 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 pen-

dens must file a claim in accordance with

Florida Statutes, Section 45.031.

IMPORTANT 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,

Dated this 6 day of February, 2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 20-083431 - MaM 23-00021G February 16, 23, 2023

FOURTH 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 ("District") 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 levied 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 provisions 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 & Consulting 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 matter 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 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

please call 711.

**CALL** 386-447-9723 **TO PLACE YOUR NOTICE TODAY** 

# SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2022-CP-0842 Division 48 IN RE: ESTATE OF CONSTANCE LOIS LEPERA,

Deceased. The administration of the estate of CON-STANCE LOIS LEPERA, deceased, whose date of death was November 6, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, 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 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.

Personal Representative:

## GREGORY CHÂRLES LEPERA

250 Rosario St. St. Augustine, FL 32086 Attorney for Personal Representative: Heather S. Maltby HEATHER@EPPGLAW.COM Florida Bar No. 116571 E.P.P.G. Law of St. Johns, PLLC 200 Malaga Street, Suite 2 Telephone: 904-875-3774 February 16, 23, 2023 23-00022G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000082

Division 48
IN RE: ESTATE OF JOSE M. LOPEZ  $(A/K/A\ JOSE\ MARIO\ LOPEZ)$ Deceased.

The administration of the estate of JOSE M. LOPEZ (A/K/A JOSE MARIO LOPEZ), deceased, whose date of death was March 9, 2022, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, 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 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:

# SANDRA A. FORGASH

51 Eric Drive Palm Coast, Florida 32164 Attorney for Personal Representative: PAUL A. MARTIN, Esq., Attorney Florida Bar Number: 1000375 4015 Calusa Lane Ormond Beach, Florida 32174-9322 Telephone: (386) 361-3567 Fax: (386) 487-2140

E-Mail: Paul.A.Martin.Esq@gmail.com Secondary E-Mail: Paul@MartinEstateProbateLaw.com

February 16, 23, 2023

SECOND INSERTION NOTICE OF FORFEITURE

A 2001 White GMC Box Truck, Florida tag#AV42VH (VIN: J8DC4B14717001216) was seized for forfeiture by the Flagler County Sheriff's Office on

January 14, 2023. The item was seized at or near Old Kings Road North, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000053 in the 7th Circuit Court.

February 16, 23, 2023 23-00024F

**CALL** 386-447-9723 TO PLACE YOUR **NOTICE TODAY** 

# VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS (Trust administration)
RE: AURORA M. VILLAFLOR REVOCABLE TRUST OF 1994,

initially dated 1-31-1994, as amended on 8-24-2006 (herein TRUST), ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

The name of the deceased settlor of the Trust is: AURORA M. VILLAFLOR, whose

The name of the Trust established by the settlor is: AURORA M. VILLAFLOR RE-VOCABLE TRUST OF 1994, initially dated 1-31-1994, as amended on 8-24-2006. The Trust was established on: January

31, 1994. The name and address of the Trustee serving at the time of settlor's death: AU-RORA M. VILLAFLOR, 74 Buschman Dr,

Ponce Inlet, FL 32127 The name and address of the Successor Trustee: DONNA DLUBAC, 21608 Stableview Dr., Gaithersburg, MD 20882.

The name and address of the attorney for the Successor Trustee: Donald E. Hawkins of Hawkins, Hawkins & Burt, LLP, 501 South Ridgewood Avenue, Daytona Beach, Florida 32114.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the deceased settlor who seek to recover their claims from the Trust, and all persons having claims or demand against the estate of the deceased settlor who seek to recover their claims or demands from the Trust, must file their claims with the Trustee WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

All persons having claims or demands against the deceased settlor=s estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claim with the Trustee WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of Notice is: February 23, 2023.

**DONNA DLUBAC, Trustee** 21608 Stableview Dr. Gaithersburg, MD 20882

DONALD E. HAWKINS Florida Bar No.: 137392 Hawkins, Hawkins & Burt, LLP 501 South Ridgewood Avenue Daytona Beach, Florida 32114 Telephone: (386) 252-4499 donhawkins@hawkinsandburt.com laura@hawkinsandburt.com Feb. 23; Mar. 2, 2023 23-00026I

legal@palmcoastobserver.com

**Email your Legal Notice** 

### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Deland Tijuana Flats, located at 305-2 E. International Speedway Blvd, in the City of Deland, Volusia County, FL 32124 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 21st day of February, 2023. John Tyler, L.L.C

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/17/2023at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1984 BARR HS FL-FL2AD34336202 & FLFL2BD34336202 . Last Tenants Stephen Shank, Janet Shank, Lillian Maud Eagle and all unknown parties beneficiaries heirs . Sale to be at Holiday Village LP 1335 Fleming Ave Ormond Beach, FL 32174 813 282

February 23, March 2, 2023 23-00020V

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/17/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1981 CLAR HS FLF-L1AA9700138 . Last Tenants Dinah Tafferian Barnette and all unknown parties beneficiaries heirs . Sale to be at MHC Lighthouse Pointe LLC 155 Spring Drive Port Orange, FL 32129 813 282 5925

February 23, March 2, 2023 23-00021V



**FLAGLER COUNTY** flaglerclerk.com

**VOLUSIA COUNTY** clerk.org





The Observer delivered to your driveway

Call 386.447.9723



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