

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE OF CLERK'S SALE IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2024-18554-COCI OAKBROOK COMMUNITY ASSOCIATION, INC. Plaintiff, Vs.- MARCY MCBROOM, Defendant. YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 23rd day of August, 2024, Case Number 2024-18554-COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which OAKBROOK COMMUNITY ASSOCIATION, INC., is the Plaintiff, and MARCY MCBROOM is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 22nd day of October, 2024 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure: Lot 98, Port Orange Landings – Phase 2, according to the plat thereof, recorded in Map Book 55, Pages 155-167 Public Records of Volusia County, Florida The physical street address of said property is: 1258 Grog Ave., Port Orange, FL 32129 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. ATTENTION: PERSONS WITH DISABILITIES In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE. DATED this 27th day of August, 2024. /s/ ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BEACH, FL 32115 (386) 252-5212 (386) 252-5713 (FAX) FLORIDA BAR NO.: 356026 RobertRobinsLaw@hotmail.com ATTORNEY FOR: PLAINTIFF September 5, 12, 202424-004481
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2023 11898 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3, Plaintiff, vs. GARY L. JOHNSON; MV REALTY PBC, LLC; UNKNOWN SPOUSE OF GARY L. JOHNSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 AM on the 03 day of October, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 89, CANDLELIGHT OAKS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGE 145, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 808 OAKMONT COURT, DELAND, FL 32720 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2023 11898 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3, Plaintiff, vs. GARY L. JOHNSON; MV REALTY PBC, LLC; UNKNOWN SPOUSE OF GARY L. JOHNSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 AM on the 03 day of October, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 89, CANDLELIGHT OAKS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGE 145, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 808 OAKMONT COURT, DELAND, FL 32720 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM

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. 2023 32086 CICI LOANCARE, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN R. PENDLETON, III DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 16, 2024, and entered in 2023 32086 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET 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 JOHN R. PENDLETON, III, DECEASED; ALLEN VALEK 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 October 02, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK N, BAYWOOD RE-

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024 12329 CIDL PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ADISA HAJDARPASIC, et al., Defendants. TO: ADISA HAJDARPASIC 162 VERDE WAY , DEBARY, FL 32713 ASIBA VELOVIC 162 VERDE WAY , DEBARY, FL 32713 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 172, RIVIERA BELLA, UNIT 2B, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 56 THROUGH 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before OCT 14 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) 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. 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 711. WITNESS my hand and the seal of this Court this 28 day of August, 2024. LAURA E. ROTH As Clerk of the Court (SEAL) By /s/ Jennifer M. Hamilton As Deputy Clerk De Cubas & Lewis, P.A. Attorney for Plaintiff PO BOX 5026 CORAL SPRINGS, FL 33310 24-01856 September 5, 12, 202424-004491

FIRST INSERTION
WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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 711. DATED this 29 day of August, 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-01160 September 5, 12, 202424-004531

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 12879 PRDL Division 10 IN RE: ESTATE OF NICHOLAS WADE THOMPSON, aka NICHOLAS W. THOMPSON Deceased. The administration of the estate of NICHOLAS WADE THOMPSON, also known as NICHOLAS W. THOMPSON, deceased, whose date of death was July 5, 2024, 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 representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD 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: September 5, 2024. Signed on this day of, 8/28/2024. JOANE THOMPSON Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com September 5, 12, 202424-004501

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023 32231 CICI NATIONSTAR MORTGAGE LLC, Plaintiff, vs. CAROL A. BOILEAU, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMAING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF CAROL A. BOILEAU A/K/A CAROL ANNELLE BOILEAU, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, PELICAN BAY, PHASE III, UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 37, PAGES 50 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before OCT 14 2024, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint. 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 scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court this 30 day of August, 2024. Laura E. Roth Clerk of the Court (SEAL) By: /s/ Jennifer M. Hamilton Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-07170FL September 5, 12, 202424-004571

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA. CASE NO. 2023 12833 CIDL NEXTRES, LLC, PLAINTIFF, VS. JESSICA AND VINCENT BRISCOE, INC., ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 21, 2024 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on October 22, 2024, at 11:00 AM, at www.volusia.realforeclose.com for the following described property: THE NORTH 58 FEET OF THE EAST 1/2 OF LOT 4 "O", AND THE NORTH 58 FEET OF THE WEST 1/2 OF LOT 4 "P", ASSESSOR'S SUBDIVISION OF THE G. ALVAREZ GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 137, 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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096 , 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Tromberg, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: Timothy J. Landers Timothy J. Landers FBN 127154 Our Case #: 23-001932/2023 12833 CIDL/FCI September 5, 12, 202424-004511

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024 10062 CIDL PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MARILYN SANTIAGO; BANKERS INSURANCE COMPANY; INDEPENDENT SAVINGS PLAN COMPANY A/K/A ISPC; O'SHAUGHNAHILL SURETY & INSURANCE, INC.; PRS ROOFING LLC; STATE OF FLORIDA; VOLUSIA COUNTY, FLORIDA CLERK OF COURT; UNKNOWN SPOUSE OF MARILYN SANTIAGO; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 AM on the 10 day of October, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 22, BLOCK 1928, DELTONA LAKES UNIT SEVENTY-FOUR, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGES 28 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 1952 ENGLISH DR, DELTONA, FL 32738 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

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. 2024 10407 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. MATTHEW A. CORBIN and AMANDA M. CORBIN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 8, 2024, and entered in 2024 10407 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY 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 September 26, 2024, the following described property as set forth in said Final Judgment, to wit: PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT

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. 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 26th day of September, 2024 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 1/4 of the Southwest 1/4 of Section 7, Township 17 South, Range 30 East, Volusia County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07703FL September 5, 12, 202424-004521

FIRST INSERTION
THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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 711. DATED this 26 day of August 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03603 September 5, 12, 202424-004541

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-12332 PRDL Division: 10 IN RE: ESTATE OF JAMES D. MYERS A/K/A JAMES DOUGLAS MYERS, Deceased. The administration of the estate of JAMES D. MYERS A/K/A JAMES DOUGLAS MYERS, deceased, whose date of death was January 7, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD 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: September 5, 2024. Signed on this day of August 21, 2024. /s/ James Russell Myers JAMES RUSSELL MYERS Personal Representative 3309 Ramsgate Lane Johnsburg, IL 60051 /s/ R. Kevin Korey ROBERT KIT KOREY, ESQUIRE Attorney for Personal Representative Florida Bar No. 147787 ROBERT KIT KOREY, P. A. 595 V. Granada Blvd. Suite A Ormond Beach, FL 32174 Telephone: (386) 677-3431 Email: Kit@koreylawpa.com Secondary Email: Michele@koreylawpa.com September 5, 12, 202424-004591

FIRST INSERTION
Notice of Sale Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date September 27th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39894 2017 Ford VIN#: 1FAD-P3J20HL294420 Lienor: Gary Yeomans Honda 752 N Tomoka Farms Rd Daytona Beach 386-253-4478 Lien Amt \$567.75 Sep. 524-00123V
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 Balderwulf Creations located at 1335 Fleming Ave Lot 125, in the City 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 3rd day of March, 2024 Neil Nelson Sep. 524-00124V

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

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 12716 PRDL
DIVISION: Probate
IN RE: ESTATE OF FRANCES JEAN LOWE
Deceased.

The administration of the estate of Frances Jean Lowe, deceased, whose date of death was May 10, 2024, is pending in the Seventh Circuit Court for Volusia County, Florida, Probate Division, the address of which is 125 East Orange Avenue, Daytona Beach, FL 32114.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The 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 Statutes Section 732.213-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is August 29, 2024.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Sandra W. Guthrie
Personal Representative
3351 Black Willow Trail
DeLand, FL 32724
Joanna J. Payette, Esq.
Attorney for Sandra W. Guthrie
Florida Bar Number: 1048864
Orange Blossom Law PLLC
1133 Louisiana Avenue, Suite 116
Winter Park, FL 32789
Telephone: (407) 748-4887
E-Mail: joanna@orangeblossomlaw.com
Secondary E-Mail:
info@orangeblossomlaw.com
Aug. 29; Sept. 5, 2024 24-004341

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 13092 PRDL
Division 10
IN RE: ESTATE OF NILDA SOCORRO PAGAN
Deceased.

The administration of the estate of NILDA SOCORRO PAGAN, deceased, whose date of death was June 12, 2024 is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 29, 2024.

Personal Representative:
John Anthony Pagan
1587 Roble Lane, Deltona, FL 32738
Attorney for Personal Representative:
Mark A. James
FBN: 22619
Law Office of Mark Andrew James, P.L.L.C.
101 N. Woodland Blvd, Suite 305
DeLand, FL 32720
Telephone: (386) 279-6006
E-Mail: mjames@attorneymarkjames.com
jjones@attorneymarkjames.com
Attorney for Personal Representative
Aug. 29; Sept. 5, 2024 24-004431

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 12781 PRDL
Division 10
IN RE: ESTATE OF GEORGE M. HOLM
Deceased.

The administration of the estate of George M. Holm, deceased, whose date of death was July 2, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 August 29, 2024.

Personal Representative:
Linda Grande
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Robert M Holland
Attorney
Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: holland@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Aug. 29; Sept. 5, 2024 24-004311

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 11198 CIDL
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS, TRUSTEES
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF JONATHAN
AHR A/K/A JOHNATHAN AHR,
DECEASED; JASON AHR; DYLAN
AHR; STATE OF FLORIDA; CLERK
OF THE COURT VOLUSIA COUNTY;
LVNV FUNDING LLC; UNKNOWN
PERSON(S) IN POSSESSION OF THE
SUBJECT PROPERTY;
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JONATHAN AHR A/K/A JOHNATHAN AHR, DECEASED
(LAST KNOWN ADDRESS)
149 WILDWOOD AVE
EDGEWATER, FL 32132
JASON AHR
(LAST KNOWN ADDRESS)
105 GREGORY CIRCLE
PORT ORANGE, FL 32127
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

The land referred to herein below is situated in the county of VOLUSIA, State of FL and is described as follows: ALL THAT PARCEL OF LAND IN CITY OF EDGEWATER/VOLUSIA COUNTY, STATE OF FLORIDA, AS DESCRIBED IN DEED O.R. BOOK 4894, PAGE 4086, ID# BEING KNOWN AND DESIGNATED AS: PART OF LOTS 25 AND 26 BLOCK "B", HIGHLAND SHORES SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF LOT 25, SAID POINT BEING 2 FEET WEST OF NORTHEAST CORNER OF LOT 25, THENCE SOUTH 14 DEGREES 24 MINUTES EAST FOR A DISTANCE OF 100.26 FEET TO THE NORTH

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 12588 PRDL
Division 10
IN RE: ESTATE OF JAMES H. TROTT
Deceased.

The administration of the estate of James H. Trott, deceased, whose date of death was November 3, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 August 29, 2024.

Personal Representative:
Sandra Jean Anderson
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Robert M Holland
Attorney
Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: holland@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Aug. 29; Sept. 5, 2024 24-004321

SECOND INSERTION

RIGHT-OF-WAY OF WILDWOOD AVENUE THENCE ALONG NORTH RIGHT-OF-WAY OF WILDWOOD AVENUE BEING ON A CURVE OF RADIUS 100 FEET, CENTRAL ANGLE 28 DEGREES 45 MINUTES 52" FOR AN ARC DISTANCE OF 50.52 FEET, THENCE NORTH 42 DEGREES 28 MINUTES 39" WEST FOR A DISTANCE OF 131.49 FEET TO THE NORTHERLY SAID LINE OF LOT 26, THENCE ALONG SAID NORTHERLY LINE OF LOTS 25 AND 26 NORTH 75 DEGREES 36 MINUTES EAST FOR A DISTANCE OF 109 FEET TO THE POINT OF BEGINNING.

a/k/a 149 WILDWOOD AVE., EDGEWATER, FLORIDA 32132
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before SEP 30 2024, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER 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.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 16 day of August, 2024.

LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Jennifer M. Hamilton
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486;
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-01555 NML
Aug. 29; Sept. 5, 2024 24-004371

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 12713 PRDL
Division 10
IN RE: ESTATE OF EDGAR J. JONES,
aka EDGAR JULIAN JONES
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 Edgar J. Jones, also known as Edgar Julian Jones, deceased, File Number 2024 12713 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 February 8, 2024; that the total value of the estate is \$18,423.71 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
J. Kent Jones
aka Jon Kent Jones
c/o Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114
Kenneth M. Jones
c/o Legacy Law Associates, P.L.
313 S. Palmetto Avenue
Daytona Beach, FL 32114

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 29, 2024.

Person Giving Notice:
J. Kent Jones
aka Jon Kent Jones
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Person Giving Notice
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
Aug. 29; Sept. 5, 2024 24-004331

SECOND INSERTION

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

CASE NO. 2023 10065 CIDL
PHH MORTGAGE CORPORATION,
PLAINTIFF, VS.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNS,
CREDITORS AND TRUSTEES OF THE
ESTATE OF MILDRED MATTHEWS
(DECEASED), ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 31, 2024 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on October 1, 2024, at 11:00 AM, at www.volusia.realforeclose.com for the following described property:

LOTS SIX (6), SEVEN (7) AND EIGHT (8), ACCORDING TO MAP OF PINE PARK, A RESUBDIVISION OF LOTS TWO (2) AND FOUR (4), BLOCK TWENTY-FIVE (25), C. BEARDSLEYS DELEON SPRINGS, A SUBDIVISION OF LANDS IN TOWNSHIP 16 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA, RECORDED IN MAP BOOK 1, AT PAGE 37, 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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096 , 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: Ezra Scrivanich
Ezra Scrivanich, Esq.
FBN: 0028415
Our Case #: 22-001711/2023 10065 CIDL/ PHH
Aug. 29; Sept. 5, 2024 24-004381

SECOND INSERTION

NOTICE TO CREDITORS
IIN THE 7TH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.
PROBATE DIVISION
Case No: 2024-12672-PRDL
IN RE: ESTATE OF DENNIS J. JOHNSON,
Deceased.

The administration of the estate of DENNIS J. JOHNSON, deceased, whose date of death was June 7, 2024 and whose social security number is XXX-XX-6296, is pending in the Circuit Court for Volusia, Florida, Probate Division, the address which is Volusia County Courthouse, 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses below of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 August 29, 2024.

KIMBERLY TOVANI JOHNSON
Personal Representative
1251 Celery Oaks Lane
Sanford, FL 32771
STEPHANIE VILLAVICENCIO, ESQ.
Attorney for Personal Representative
ZAMORA, HILLMAN & VILLAVICENCIO
3006 Aviation Avenue, PH 4C
Coconut Grove, Florida 33133
Tel.: (305) 285-0285
Fax: (305) 285-3285
svillavicencio@zhvllaw.com
Florida Bar No: 84771
Aug. 29; Sept. 5, 2024 24-004361

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. 2018 10912 CIDL
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
MIRANDA SMITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2018, and entered in 2018 10912 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MIRANDA SMITH; BRANDON KLEINKE A/K/A BRANDON S. KLEINKE; R.E. MICHEL COMPANY, LLC F/K/A R.E. MICHEL COMPANY F/K/A R.E. MICHEL COMPANY, INC.; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on September 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, IN BLOCK 1691, OF A REPLAT OF A PORTION OF DELTONA LAKES, UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, AT PAGE(S) 112 AND 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1191 S COOPER 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.

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, please call 711.

Dated this 22 day of August, 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
18-170920 - MaM
Aug. 29; Sept. 5, 2024 24-004391

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-12856-PRDL
Division 10
IN RE: ESTATE OF BRYAN CHARLES BERRY
a/k/a BRYAN C. BERRY
Deceased.

The administration of the estate of Bryan Charles Berry, deceased, whose date of death was June 15, 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 below.

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

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

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

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

The date of first publication of this notice is August 29, 2024.

Personal Representative:
Christine Marie Shay
5117 Townsend Place
Cheney, WY 82009
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
Aug. 29; Sept. 5, 2024 24-004351

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-12953 PRDL
Division 10
IN RE: ESTATE OF THOMAS MICHAEL FLANDERS,
Deceased.

The administration of the estate of THOMAS MICHAEL FLANDERS, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIOD 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: August 29, 2024.

Signed on this 27th day of August, 2024.
/s/ **Helene Mastromauro**
HELENE MASTROMAURO
Personal Representative
2578 Spruce Creek Blvd.
Port Orange, FL 32128

/s/ Robert Kevin Korey
Robert KEVIN 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
Aug. 29; Sept. 5, 2024 24-004411

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 9/13/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1967 AMER HS G58928K . Last Tenants: JAMES ERNEST VOYLES and all unknown parties beneficiaries heirs . Sale to be at EDGEWATER FL MHP LLC, 316 S RIDGEWATER AVENUE, EDGEWATER, FL 32132. 813-241-8269.
Aug. 29, Sep. 5 24-00122V

When disaster strikes, you need businesses you CAN TRUST.

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

Public Notice
Aerial Spraying

In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below. Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency. For additional information visit the District website at flaglermosquito.gov. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov.

Sep. 524-00190F

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR FLAGLER COUNTY, CIVIL DIVISION
CASE NO.: 2023-CA-000704
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ESTATE OF CURTIS WILLS;
UNKNOWN HEIRS OF CURTIS WILLS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.
TO: MARY STINSON, 262 MCLENDON ROAD, GRADY, AL 36036
YOU ARE NOTIFIED that an action to foreclose to the following properties in Flagler County, Florida:
LOT 9, BLOCK 9, PALM COAST, MAP OF FLORIDA PARK, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 90, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
Property Address: 24 Felter Lane, Palm Coast, FL 32137
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 days after first publication, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED ON 8/19/2024.
TOM W. BEXLEY
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Margarita Ruiz DEPUTY CLERK
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
September 5, 12, 202424-00216G

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FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of:
PEDIATRIC OF PALM COAST
(Name of Company)
Located at 180 PINNACLES DR, STE 100
In the City of PALM COAST
(Name of City)
FLAGLER County
(name of county)
Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23RD day of AUGUST, 2024.
PEDIATRIC HEALTH OF FLORIDA, LLC
(Print owner's name or name of corporation)

September 5, 202424-00217G

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 000564
DIVISION: 48
IN RE: ESTATE OF RICHARD MICHAEL HARVEY, Deceased.
The administration of the Estate of Richard Michael Harvey, deceased, whose date of death was September 15, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 5, 2024.
Personal Representative:
Katherine Marie Harvey
c/o: Bennett Jacobs & Adams, P.A
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bja-law.com
September 5, 12, 202424-00218G

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Jason Reitinger will engage in business under the fictitious name ROLL SCREEN OF FLORIDA BY JASON, with a physical address 109 N Bay Street Bunnell, Fl 32110, with a mailing address 255 Ullian Trail Palm Coast, FL 32164, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
Sep. 524-00359F

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024 CP 518
Division: 48
IN RE: ESTATE OF DENNIS KEITH LIBERTY Deceased.
The administration of the estate of Dennis Keith Liberty, whose date of death was October 7, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 5, 2024
Personal Representative:
Michelle Dawn Meade
Attorney for Personal Representative:
Jason R. Mosley
Attorney for Personal Representative
Florida Bar No.: 386650
6706 Plantation Rd., Suite C,
Pensacola, FL 32504
Telephone: (850) 696-1196
jmosley@mosleyestatelaw.com
September 5, 12, 202424-00219G

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Flagler Voice located at 4 Market Place Ct, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of September, 2024
Alan Lowe LLC
Sep. 524-00364F

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org

FIRST INSERTION

NOTICE OF PUBLIC FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA.
CASE NO.: 2022 CA 000641
JON CHISHOLM,
Plaintiff, vs.
PALM COAST ONE GROUP, LLC,
Defendant(s).
Notice is given that pursuant to a Final Judgment of Foreclosure for Plaintiff dated July 29, 2024, filed in Case No. 2022 CA 000641, in the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida. The Clerk of this Court, Laura E. Roth or her successor, shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at 11:00 a.m. on September 20, 2024, the following-described property as set forth in the Final Judgment of Foreclosure, to wit:
Lot 1, Seminole Pointe, according to the plat thereof recorded in Map Book 35, Pages 69 and 70, Public Records of Flagler 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 Administrator in advance of the date the service is needed: Court Administrator, Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bunnell, FL 32110 (386) 257-6096. Hearing or voice impaired, please call 711. Signed this 3 day of September, 2024.
/s/ James Skow
James Skow Attorney for Plaintiff
139 Executive Circle Suite 103
Daytona Beach FL 32114
(386) 310-4894
jskow@skowlaw.com
FL Bar No. 113190
September 5, 12, 202424-00220G

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Seminole Palms Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at 55 Town Center Blvd, Palm Coast, FL 32164, at 11:00 a.m. unless otherwise indicated as follows:
October 28, 2024
November 25, 2024
December 23, 2024
January 27, 2025
February 24, 2025
March 24, 2025
April 28, 2025
May 19, 2025
June 23, 2025
July 28, 2025
August 25, 2025
September 22, 2025
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 X-193.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 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 such appeal is to be based.
District Manager
Sep. 524-00363F

FIRST INSERTION

NOTICE OF PUBLIC FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 2024-DR-000210
DIVISION: CIRCUIT FAMILY DIV 47
IN RE: THE MARRIAGE OF: MALLORY BETH BARKER, Petitioner/Wife, and DARYL JOSEPH BARKER, Respondent/Husband.
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 Jennifer A. McGee, Esq., Petitioner's attorney, whose address is 6 Meridian Home Lane, Suite 201 Palm Coast, Florida 32137, on or before 10 days after last posting*, and file the original with the clerk of this Court either before service on Jennifer A. McGee, Esq. or immediately after service; otherwise a default may be entered against you for the relief demanded in the petition.
The Court has authority in this suit to enter a judgment or decree in the Petitioner's interest which will be binding upon you.
Dated: 8/30/2024.
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Chrissy Alkire Deputy Clerk
*Post for 4 consecutive weeks Response date is 10 days after last posting
September 5, 12, 19, 25, 202424-00221G

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 2024-DR-000210
DIVISION: CIRCUIT FAMILY DIV 47
IN RE: THE MARRIAGE OF: MALLORY BETH BARKER, Petitioner/Wife, and DARYL JOSEPH BARKER, Respondent/Husband.
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 Jennifer A. McGee, Esq., Petitioner's attorney, whose address is 6 Meridian Home Lane, Suite 201 Palm Coast, Florida 32137, on or before 10 days after last posting*, and file the original with the clerk of this Court either before service on Jennifer A. McGee, Esq. or immediately after service; otherwise a default may be entered against you for the relief demanded in the petition.
The Court has authority in this suit to enter a judgment or decree in the Petitioner's interest which will be binding upon you.
Dated: 8/30/2024.
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Chrissy Alkire Deputy Clerk
*Post for 4 consecutive weeks Response date is 10 days after last posting
September 5, 12, 19, 25, 202424-00221G

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES RADIANCE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Radiance Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, Florida 32164, at 11:00 a.m. unless otherwise indicated as follows:
October 28, 2024
November 25, 2024
December 23, 2024
January 27, 2025
February 24, 2025
March 24, 2025
April 28, 2025
May 19, 2025
June 23, 2025
July 28, 2025
August 25, 2025
September 22, 2025
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 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 such appeal is to be based.
District Manager
Sep. 524-00362F

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEARBY GIVEN
That the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act statutes (Section 83.801-83.809).
The undersigned will sell at public sale by competitive bidding on:
SEPTEMBER 26, 2024 10:30AM on LOCKERFOX.COM
SARA AGOGLIA C050 FURNITURE & BOXES
CYPERIANNA MURRAY C004 FURNITURE, LADDER
CAR IN UNIT NOT TO BE SOLD - TOW COMPANY TO REMOVE
Where said property is stored at:
iStorage Bunnell 2303 N. State St Bunnell, FL 32110
purchased items are sold as-is, where-is, and must be removed at the time of sale. Sale is subject to cancellation if settlement between the owner and obligated party is settled.
Bunnell iStorage
2303 N State St Bunnell, FL 32110
Sep. 5/1224-00348F

FIRST INSERTION

NOTICE OF SEPTEMBER, OCTOBER MEETINGS AND NOVEMBER ELECTION

Dear Members:
Please note the following General Membership meetings of Flagler County NAACP, Branch 5147-B, for the purpose of election of officers and at-large members of the executive committee.
1. On September 24, 2024 at the African American Cultural Society at 6:00pm, there will be an election of the Nominating Committee (between 5-15 members). All members whose memberships are current as of 30 days prior to the meeting date may be elected to the Nominating Committee (not more than 2 being officers of the unit).
2. On October 22, 2024 at the African American Cultural Society at 6:00pm, there will be a report of the Nominating Committee, receipt of Nominations by Petition, and election of the Election Supervisory Committee. All members whose memberships are current as of May 1st of the election year, who's memberships have remained continuous throughout the election process, and who live and/or work within the unit's jurisdiction, may be nominated for office or as an at-large member of the Executive Committee. In order to sign a nominating petition, or be elected to the Election Supervisory Committee, a member must be current as of 30 days prior to the October meeting.
3. On November 9, 2024, the election of officers and at-large members of the Executive Committee will be administered using our electronic voting platform. Voting will open from 10am to 4pm. In order to vote in a Branch election, one must be a member in good standing of the Branch 30 days prior to the election.
Should a run-off election be necessary, that election shall occur on the following date at time certain (at least 1 hour).
Run-off elections shall be conducted not less than ten (10) days after the original election.
We look forward to your participating in these activities.
Gail Danhoff (Secretary)
Sep. 5/1224-00361F

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 SNL Pool Services located at 22 Flint Hill Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of September, 2024
Nuno and Sheena Vergas
Sep. 524-00360F

SAVE TIME

Email your Legal Notice
LEGAL@OBSERVERLOCALNEWS.COM

peekers' place

You're only cheating yourself.

This week's Crossword answers

S	P	A	T	S				C	H	A	N	G	E
A	C	A	C	I	A		W	A	V	E	H	I	
P	O	L	I	C	Y		D	E	B	A	T	E	S
O	W	E	D		N	O	D	S		N	E	I	G
P	L	O	T	H	O	L	E		B	A	T	T	L
					R	O	M	E		C	A	P	
A	L	B	I	N	O		S	U	N		T	V	A
C	O	R	P	O	R	A	T	E		G	R	E	E
U	S	E		R	E	P	O		S	E	A	L	
M	E	A	D	S		P	O	C		A	M	C	
E	T	S	Y		R	E	D	L	I	C	O	R	I
N	O	T	E	V	E	N		O	N	T		O	N
					V	O	I	D		S	L	O	E
M	A	C	A	W	S		L	E	A	R	N	E	R
A	L	O	T		S	C	A	R	Y		E	W	E
I	B	N		B	U	O		O	M	W		G	R
M	U	S	C	L	E	M	E	M	O	R	Y	C	A
					M	I	L	A		B	R	I	B
B	A	D	I	D	E	A		C	O	L	L	E	G
P	R	E	V	E	N	T		S	E	S	A	M	E
A	T	R	E	S	T		S	E	W	E	D		N

This week's Celebrity Cipher answers

Puzzle One Solution:
"I've never really thought of myself as depressed so much as I am paralyzed by hope."
Stand-up comedian
Maria Bamford

Puzzle Two Solution:
"Datin' is a lot like fishin'. Sometimes catch and release is the best method."
Granger Smith, a.k.a. Earl Dibbles Jr

Puzzle Three Solution:
"What a dream it was to witness the genius that was Bob Newhart. ... Classy, kind, generous and absolutely hilarious."
Kaley Cuoco

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SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7th JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48
File # 2024 CP 644
IN RE: THE ESTATE OF
GERALDINE WILSON
Deceased.

The administration of the Estate of Ger-aldine Wilson, Deceased, whose date of death was August 9, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Rep-resentative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AF-TER THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECION 733.702 OF THE FLOR-IDA STATUTES 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.

Suzanne Lynch, Personal Representa-
tive, 6 River Park Drive S., Palm Coast, FL 32137

The first publication of this notice is Aug-ust 29, 2024.
/s/ Stacy Geiger
STACY GEIGER, ESQ.
Florida Bar Number: 0015711
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
Attorney for Personal Representative
stacygeigeresq@yahoo.com
andreaburnsesq@gmail.com
Aug 29; Sept. 5, 2024 24-00215G

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SECOND INSERTION
NOTICE OF FORFEITURE
PROCEEDINGS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
Case Number: 2024-CA-000404
IN RE: FORFEITURE OF:
\$12,500.00 (Twelve Thousand Five
Hundred Dollars) in U.S. Currency
and One (1) 2019 Dodge Challenger R/T
VIN: 2C3CDZBT2KH737409
ALL PERSONS who claim an interest
in the following property: \$12,500.00
(Twelve Thousand Five Hundred
Dollars) in U.S. Currency and One (1)
2019 Dodge Challenger R/T (VIN:
2C3CDZBT2KH737409), which was
seized because said Property is alleged
to be contraband as defined by Sections
932.703(1)(a)5 and 932.701(2)(a)5,
Florida Statutes, by the Department of
Highway Safety and Motor Vehicles,
Division of Florida Highway Patrol, on
July 23, 2024, in Flagler County, Florida.
Any owner, entity, bona fide lienholder,
or person in possession of the Property
when seized has the right to request an
adversarial preliminary hearing for a
probable cause determination within
fifteen (15) days of initial receipt of notice,
by providing such request to Amy Bloom,
Assistant General Counsel, Department
of Highway Safety and Motor Vehicles,
7322 Normandy Boulevard, Jacksonville,
Florida 32205, by certified mail return
receipt requested. A complaint for
forfeiture has been filed in the above
styled court.
Aug. 29; Sept. 5, 2024 24-00214G

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

THIRD INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
Case No.: 2024-CA-0159
Division: 49
JOEL FALLON,
Plaintiff, v.
ROBERT G. FITZHUGH, ROBIN
L. IFITZHUGH, JOSHUA ROSA,
TABITHA ROSA, CITY OF PALM
COAST, and HORACE SMITH, JR.,
P.A.
Defendants.

TO: TABITHA ROSA & JOSHUA ROSA
YOU ARE NOTIFIED that an action to
quiet title to the following property in Fla-
gler County, Florida:

The Northerly half of the following
described parcel:
That portion of Tract 1, of Block 2,
otherwise described as the East 1/2
of the Northwest 1/4 of the North-
east 1/4 of Section 27, Township 12
South, Range 29 East, according to
the map or plat thereof as recorded
in St. Johns Development Com-
pany's Subdivision Plat Book 1, Page
7, Public Records of Flagler County,
Florida, more particularly described
as follows:

With a concrete monument at the
Southwest corner of said Tract 1 of
Block 2, thence North 00 degrees
41'26" West with the West line of
said Tract 1 of Block 2, a distance of
661.25 feet to a point; thence cross-
ing said Tract 1 of Block 2 North 89
degrees 24'33" East a distance of
659.97 feet to a point in the West
line of said Tract 1 of Block 2; thence
South 00 degrees 28'47" East with a
East line of said of Tract 1 of Block
2, a distance of 661.25 feet to a con-
crete monument at the Southeast
corner of said Tract 1 of Block 2;
thence with the South line of said
Tract 1 of Block 2 South 89 degrees
24'33" West a distance of 657.54 feet
to the Point of Beginning.

has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, if any, to it on Vincent L. Sullivan,
Esq., the Plaintiff's attorney, whose address
is 145 City Place, Suite 301, Palm Coast,
Florida 32164, on or before 30 days after
the first publication and file the original
with the Clerk of this Court either before
service on the Plaintiff's attorney or im-
mediately thereafter, otherwise a default
will be entered against you for the relief
demanded in the Complaint.
Dated 8/14/2024.

TOM BEXLEY
Clerk of Court
By: (SEAL) Amy Perez
Deputy Clerk

Vincent L. Sullivan, Esq.
the Plaintiff's attorney
145 City Place, Suite 301
Palm Coast, Florida 32164
August 22, 29; September 5, 12, 2024
24-00202G

SECOND INSERTION
NOTICE OF PUBLIC AUCTION
Pursuant to the Florida Self Service Stor-
age Facility Act, the owner of a self-storage
facility has a lien upon all personal property
located at the self-service storage facility for
rent or other charges incurred for the stor-
age of the personal property. Due to the
failure to pay the rent, the owner is enforc-
ing its lien and intends to sell or otherwise
dispose of the personal property located in
the rented spaces listed in this notice. THIS
NOTICE IS BEING PROVIDED PURSU-
ANT TO FL SS.83.801-83.809. BEFORE
the sale, the tenants listed may pay the
amount necessary to satisfy the lien and
the reasonable expenses incurred to re-
deem the personal property. ADVERTISE-
MENT OF SALE: Notice is hereby given
that on 09/17/2024 on or after 6:00PM,
the personal property located in the fol-
lowing storage units will be sold by com-
petitive bidding with reserve at: Go Store
It Bunnell. Each unit contains household,
recreational and/or misc. goods unless
otherwise noted. Start: 09/03/24 9:00 am
EST End:09/17/24 6:00 PM EST Location
4601 E Moody Blvd, Bunnell, FL 32110 De-
scription: Jennifer Damewood #084, Rose
Ferguson #207 and Rachel Smith #069 &
088 Bidding: All bidding will take place on-
line at www.storage treasures.com
Aug. 29, Sep. 5 24-00343F

SECOND INSERTION
NOTICE OF PUBLIC SALE
Optimum Storage Solutions hereby gives
notice of public sale to be held on Septem-
ber 16, 2024 at 10:00 am through www.
storage treasures.com. This sale is con-
ducted pursuant to Florida Statutes section
83.806, to satisfy the lien for storage costs,
unpaid rent and other associated expenses.
The property being sold consists of the
contents of the following commercial unit:
Unit Number: 2 Tenant Name: SF Distri-
bution USA, Inc. Description of Property:
One (1) Vacu Shaper Treadmill; One (1)
Vacu Shaper Stationary Bike. The prop-
erty will be sold to the highest bidder, with
all sales being final. The sale is to be conducted
"AS IS, WHERE IS," without any warran-
ties, expressed or implied. Items must be
removed within 48 hours.
All payments must be made in cash or
certified funds at the time of sale. Optimum
Storage Solutions reserves the right to bid
at the sale, reject any bids, or cancel the sale
any time.
Aug. 29, Sep. 5 24-00344F

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. 2022 CA 000361
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Edward L. Stark, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered in
Case No. 2022 CA 000361 of the Circuit
Court of the SEVENTH Judicial Circuit,
in and for Flagler County, Florida, wherein
Wells Fargo Bank, N.A. is the Plaintiff
and Edward L. Stark; Leslie M. Baker are
the Defendants, that Tom Bexley, Flagler
County Clerk of Court will sell to the
highest and best bidder for cash at, www.
flagler.realforeclose.com, beginning at
11:00 AM on the 20th day of September,
2024, the following described property as
set forth in said Final Judgment, to wit:
LOT 17, SAM BROWN SUBDI-
VISION, ACCORDING TO THE
PLAT THEREOF, AS RECORDED
IN PLAT AT BOOK 8, PAGE 1, OF
THE PUBLIC RECORDS OF FLA-
GLER COUNTY, FLORIDA.
TAX ID: 14-12-30-5750-00000-
0170
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 ac-
cess court facilities or participate in a court
proceeding, you are entitled, at no cost to
you, to the provision of certain assistance.
Please contact Court Administration , 125
E. Orange Ave., Ste. 300, Daytona Beach,
FL 32114; (386) 257-6096 at least 7 days
before your scheduled court appearance,
or immediately upon receiving this notifi-
cation if the time before the scheduled ap-
pearance is less than 7 days; if you are hear-
ing or voice impaired call 711.
Dated this 22nd day of August, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F00750
Aug. 29; Sept. 5, 2024 24-00212G

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. 2018 CA 000256
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ANNEKE DILLARD TURNER, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure dated
March 28, 2019, and entered in 2018
CA 000256 of the Circuit Court of the
SEVENTH Judicial Circuit in and for
Flagler County, Florida, wherein U.S.
BANK NATIONAL ASSOCIATION is the
Plaintiff and ANNEKE DILLARD
TURNER; UNKNOWN SPOUSE
OF ANNEKE DILLARD TURNER;
JAMES KUYKENDALL; CARLYN
KUYKENDALL ; FLORIDA HOUSING
FINANCE CORPORATION are the
Defendant(s). TOM W. BEXLEY is 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 September 20, 2024, the following
described property as set forth in said Final
Judgment, to wit:
LOT 3, OF BLOCK 47, OF PALM
COAST, MAP OF PINE GROVE,
SECTION 28, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN MAP BOOK 9, PAGE
51, OF THE PUBLIC RECORDS OF
FLAGLER COUNTY, FLORIDA.
Property Address: 21 PORT ROYAL
DR, PALM COAST, FL 32164
Any person claiming an interest in the sur-
plus 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 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
Administration, 101 N. Alabama Ave., Ste
D-305, Deland, FL 32724, (386) 257-6096.
Hearing or voice impaired, please call 711.
Dated this 23 day of August, 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
18-151107 - GrS
Aug. 29; Sept. 5, 2024 22-00213G

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BEFORE

AFTER

WARRANTY

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