

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-10208-PRDL
Division 10
IN RE: ESTATE OF
MARILYN GRACE WARD,
aka MARILYN G WARD,
aka MARILYN WARD
Deceased.

The administration of the estate of MARILYN GRACE WARD, also known as MARILYN G WARD, AKA MARILYN WARD, deceased, whose date of death was December 8, 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.

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. 732.221, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME 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: February 20, 2025.

HEIDI S. WEBB
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 739558
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
February 20, 27, 2025 25-000711

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10184 PRDL
Division 10
IN RE: ESTATE OF
CORINNE ADAMS CICHON
Deceased.

The administration of the estate of Corinne Adams Cichon, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 February 20, 2025.

Personal Representative:
Scott W. Cichon
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
February 20, 27, 2025 25-000761

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-10244-PRDL
Division 10
IN RE: ESTATE OF
GLADYS JUNE WENDT
Deceased.

The administration of the estate of Gladys June Wendt, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 3272. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 20, 2025.

Personal Representative:
Curtis Mitchell Green
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
Edward A. Dimayuga
Attorney
Florida Bar Number: 50634
LEGACY LAW ASSOCIATES, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: ed@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
February 20, 27, 2025 25-000691

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10240 PRDL
Division 10
IN RE: ESTATE OF
CHARLES SYNNOT,
Deceased.

The administration of the estate of CHARLES SYNNOT, deceased, whose date of death was November 25, 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.

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 February 20, 2025.

Personal Representative:
HELEN SYNNOT TREVITHICK
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 739558
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
February 20, 27, 2025 25-000721

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/7/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 LIBE HS 02L13320 . Last Tenants: ROBERT BOOTH AND JOYCE C PENCE and all unknown parties beneficiaries heirs . Sale to be at LAKESIDE VILLAGE MHP LLC, 2700 S WOODLAND BLVD, DELAND, FL 32720. 813-241-8269.
Feb. 20/27 25-00033V

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 2024 14515 PRDL
DIVISION: 10
IN RE: ESTATE OF
NANCY HERLIHY,
Deceased.

The administration of the Estate of Nancy Herlihy, deceased, whose date of death was August 20, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is February 20, 2025.

Personal Representative:
Cassandra Briscuso
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
February 20, 27, 2025 25-000681

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-13918 PRDL
Division: 10
IN RE: ESTATE OF
CHARLENE J. LABARGE,
Deceased.

The administration of the estate of CHARLENE J. LABARGE, deceased, whose date of death was January 5, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR 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: February 20, 2025.

Signed on this 18th day of February, 2025.

ROBERT A. CHARLESTON
Personal Representative
619 1st Avenue, NE
Sioux Center, IA 51250
ROBERT KIT KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 147787
ROBERT KIT KOREY, P. A.
595 W. Granada Blvd.
Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
Michele@koreylawpa.com
February 20, 27, 2025 25-000751

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; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale Date March 14th, 2025 @ 10:00 AM at each individual repair facility.
39928 2015 Volvo VIN#: YV4902RMOF2660123 Repair Facility: Gunther Volvo Cars 1270 N Tomoka Farms Rd Daytona Beach 386-252-7676 Lien Amt \$850.75
Feb. 20 25-00032V

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024-12253-CIDL
CONSTANTIN DOBREA,
Plaintiff, vs.
FAMILIA GARCIA, LLC; BRIAN
D. GARCIA RIVERA; UNKNOWN
TENANTS IN POSSESSION OF THE
SUBJECT PROPERTY 1 AND 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment, entered in Case No. 2024-12253-CIDL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein CONSTANTIN DOBREA is the Plaintiff and FAMILIA GARCIA, LLC; BRIAN D. GARCIA RIVERA; UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY 1 AND 2 are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 10th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 3, Block 450, Deltona Lakes Unit Thirteen, according to the Plat thereof, recorded in Plat Book 25, Page(s) 218 through 222 of the Public Records of Volusia County, Florida. A/K/A 1148 Rosetta Drive, Deltona, Florida 32725. Parcel ID: 813013020030

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDAD ADEES

Si usted es una persona con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administracion Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 das de antelacion de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacion si la cita de comparecencia esta dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del oido, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 10 day of February 2025.

FOX McCLUSKEY BUSH ROBISON, PLLC.

Counsel for Plaintiff

By: ROBERT A. GOLDMAN, ESQ.
Florida Bar No.: 162817
2300 Se Monterey Road, Suite 201
Stuart, FL 34996

Tel: (772) 287-4444
E-mail: rgoldman@foxmccluskey.com
adrian@foxmccluskey.com

February 20, 27, 2025 25-000671

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10260 PRDL
Division 10
IN RE: ESTATE OF
MARIA IMMACULADA SANCHEZ
COLMENAR,
aka MARIA COLMENAR
Deceased.

The administration of the estate of MARIA IMMACULADA SANCHEZ COLMENAR, also known as MARIA COLMENAR, deceased, whose date of death was December 2, 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.

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: February 20, 2025.

ISABEL SANCHEZ KELLEY
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 739558
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
February 20, 27, 2025 25-000741



Email your Legal Notice
legal@observerlocalnews.com

icipate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDAD ADEES

Si usted es una persona con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administracion Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 das de antelacion de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacion si la cita de comparecencia esta dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del oido, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 10 day of February 2025.

FOX McCLUSKEY BUSH ROBISON, PLLC.

Counsel for Plaintiff

By: ROBERT A. GOLDMAN, ESQ.
Florida Bar No.: 162817
2300 Se Monterey Road, Suite 201
Stuart, FL 34996

Tel: (772) 287-4444
E-mail: rgoldman@foxmccluskey.com
adrian@foxmccluskey.com

February 20, 27, 2025 25-000671

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE APRIL 21, 2025

SEA LOVE BOAT WORKS 4877 FRONT STREET 1989 CATALINA C1YT0079D989 \$17,376.00 OWNER PAT MCKEOWN

February 20, 27, 2025 25-000701

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. 2022 31269 CICI
PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY
MERGER TO NATIONAL CITY
BANK, SUCCESSOR BY MERGER TO
HARBOR FEDERAL SAVINGS BANK,
Plaintiff, vs.
WILLIAM F. CUTHBERT IV AND
PATRICIA CUTHBERT A/K/A TRISH
CUTHBERT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 21, 2025, and entered in 2022 31269 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO HARBOR FEDERAL SAVINGS BANK is the Plaintiff and WILLIAM F. CUTHBERT IV; PATRICIA CUTHBERT A/K/A TRISH CUTHBERT; UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 March 12, 2025, the following described property as set forth in said Final Judgment, to wit:

THAT PORTION OF THE MARTIN HERNANDEZ GRANT, BEING SECTION 40, TOWNSHIP 14 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS: BEGIN AT A POINT THAT IS THE INTERSECTION OF THE WESTERLY LINE OF WEST STREET WITH THE EXTENSION WESTERLY OF THE NORTH LINE OF PUTNAM AVENUE, AS SHOWN ON THE PLAT OF ORMOND TERRACE ANNEX, OF RECORD IN PLAT BOOK 10, PAGE 137, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE SOUTHERLY

ALONG THE WESTERLY LINE OF WEST STREET, A DISTANCE OF 135.5 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO PUTNAM AVENUE, A DISTANCE OF 175 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO WEST STREET, A DISTANCE OF 135.5 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO.

Property Address: 530 WEST STREET, ORMOND BEACH, FL 32174

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 18 day of February, 2025.

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
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
25-278795 - MaM
February 20, 27, 2025 25-000731

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2019 11616 CIDL
UNITED STATES OF AMERICA
ACTING THROUGH RURAL
HOUSING SERVICE OR SUCCESSOR
AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE
Plaintiff, v.

MARIE A. OLSON A/K/A MARIE OLSON A/K/A MARIA OLSON A/K/A MARIA BIRD; UNKNOWN SPOUSE OF MARIE A. OLSON A/K/A MARIE OLSON A/K/A MARIA OLSON A/K/A MARIA BIRD; UNKNOWN TENANT 1; UNKNOWN TENANT 2; TIMOTHY BYRD; TANYA B. CLIFTON; NATIONWIDE MUTUAL FIRE INSURANCE COMPANY A/S/O BRIAN COATES; VOLUSIA COUNTY Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 05, 2020, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

LOT 46, 47, AND 48, BLOCK 15, DELTONA, A SUBDIVISION ACCORDING TO MAP IN MAP BOOK 10, PAGES 113, 114 AND 115, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

a/k/a 2315 N KEPLER RD, DELAND, FL 32724-8562

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on March 06, 2025 beginning at 11:00 AM.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION Case No. 2024 14503 PRDL Division 10 IN RE: ESTATE OF JAMES WILKINS PADGETT Deceased.

The administration of the estate of JAMES WILKINS PADGETT, deceased, whose date of death was August 07, 2024 is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue DeLand, FL 32721, Mailing: PO 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 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: February 13, 2025.

Christina Marie Coen Personal Representative c/o: Family Plan Law Firm P.L.L.C. PO Box 940605 Maitland, FL 32794

Attorney for Personal Representative Ashley M. Tension Fla. Bar No. 45059 Family Plan Law Firm P.L.L.C. PO Box 940605 Maitland, FL 32794 ashley@familyplanlaw.com (407) 663-0080 February 13, 20, 2025 25-000631

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1970 TAYL HS 2378F . Last Tenants: JOSE DANIEL RODRIGUEZ CEDENO AND MARIA ESTRELLA ECHEVARRIA TORRES and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925. Feb. 13/20 25-00023V

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 10481 FMCI DIVISION: 36

In Re: The Marriage of Jason A Heltsley, Petitioner and Julia A Heltsley, Respondent TO: Julia A Heltsley 73 Lucky Dr Ormond Beach FL 32176

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney: Jason A Heltsley 73 Lucky Dr Ormond Beach FL 32176 on or before March 17, 2025 and file the original with the Clerk of the Circuit Court at P.O. Box 6043, DeLand FL 32721-6043 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 Florida Family Law Form 12.915, Notice of Current Address.) 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, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: January 31, 2025. LAURA E. ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: A. Arnold Deputy Clerk Feb. 13, 20, 27; Mar. 6, 2025 25-000611

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1978 HORN TV 20R280585885 . Last Tenants: KIMBERLY CHERIE SAVAGE and all unknown parties beneficiaries heirs . Sale to be at MHC ROSE BAY LLC DBA ROSE BAY RV RESORT, 5200 SOUTH NOVA ROAD, PORT ORANGE, FL 32127. 813-282-6754. Feb. 13/20 25-00027V

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 2000 NUWAY TL 452KD0815YH538083 . Last Tenants: DONALD BEACH AKA DON BEACH and all unknown parties beneficiaries heirs . Sale to be at MHC ROSE BAY LLC, 5200 SOUTH NOVA ROAD, PORT ORANGE, FL 32127. 813-282-6754. Feb. 13/20 25-00031V

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2022 10842 CIDL DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14, Plaintiff, vs. GINA M. HOSMER A/K/A GINA HOSMER; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the January 9, 2025 Foreclosure Sale dated January 8, 2025, and entered in Case No. 2022 10842 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14 (hereafter "Plaintiff"), is Plaintiff and GINA M. HOSMER A/K/A GINA HOSMER, are defendants. Laura E. Roth, Clerk of the Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 13TH day of MARCH, 2025, the following described property as set forth in the final judgment, to wit:

LOT 18, BLOCK 1385, DELTONA LAKES UNIT FIFTY, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 29 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 PHH17091-22/sap February 13, 20, 2025 25-000651

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1983 LAYT TV 1SL200R26DJ000275 . Last Tenants: ESTATE OF FRED QUENZER, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF FRED QUENZER, ESTATE OF DONNA QUENZER, AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF DONNA QUENZER. Sale to be at MHC ROSE BAY LLC DBA ROSE BAY RV RESORT, 5200 SOUTH NOVA ROAD, PORT ORANGE, FL 32127. 813-282-6754. Feb. 13/20 25-00026V

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 2001 CHIO TV CE0C-FLO627001134 . Last Tenants: ESTATE OF PETER C LIMATO AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF PETER C LIMATO. Sale to be at MHC ROSE BAY LLC DBA ROSE BAY RV RESORT, 5200 SOUTH NOVA ROAD, PORT ORANGE, FL 32127. 813-282-6754. Feb. 13/20 25-00025V

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1979 SKYL HS 01630467AM . Last Tenants: JONATHAN BOWMAN AKA JOHNATHAN BOWMAN, MORGAN MALONE, EDWARD HARVEY KAYE and all unknown parties beneficiaries heirs . Sale to be at CS1031 MAPLEWOOD ESTATES MHC DST DBA TREASURE ISLE ESTATES, 141 ROYAL PALM CIRCLE, PORT ORANGE, FL 32127. 813-241-8269. Feb. 13/20 25-00021V

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 2001 CELE TV 5CH200R2711141423 . Last Tenants: REGINA DARLENE KNOBLE and all unknown parties beneficiaries heirs . Sale to be at MHC ROSE BAY LLC, 5200 SOUTH NOVA ROAD, PORT ORANGE, FL 32127. 813-282-6754. Feb. 13/20 25-00029V

SAVE TIME Email your Legal Notice legal@observerlocalnews.com

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A RECENT SUCCESS STORY Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled -- and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win! Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

we're main street not mainstream Observer YOU YOUR NEIGHBORS YOUR NEIGHBORHOOD A look into the future East end of Main plans to look much different with redevelopment. See what's YOUR TOWN Thanking on the Bayfront Runne

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No.: 2025 DR 000131
Division: 47

Megan Nicole Hanson, Petitioner and Stephen Joseph Hanson Jr., Respondent.

TO: Stephen Joseph Hanson Jr. 79 Raemoor Dr. Palm Coast FL 32164
YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Megan Nicole Hanson, whose address is 79 Raemoor Dr. Palm Coast FL 32164, on or before 3/28/25, and file the original with the Clerk of this Court at 1769 E. MOODY BLVD, BLDG # 1, BUNNELL, FL 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (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 addressees 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: 2/11/25.
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Makaela McCarthy Deputy Clerk
Feb. 20, 27; Mar. 6, 13, 2025 25-00047G

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No.: 2025 DR 000044
Division: Family

Carlos Augusto Dos Santos Junior, Petitioner, and Bria Lani Ehn, Respondent.
TO: Bria Lani Ehn 39172 11 TH ST West Palmdale, CA 93551

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Carlos Augusto Dos Santos Junior, whose address is 2093 ROSEWOOD STREET BUNNELL, FL 32110 on or before 3/15/25, and file the original with the clerk of this Court at 1769 E Moody Blvd Building #1, Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (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 e-mailed to the address(es) 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: 02/14/2025
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Tabatha Strack Deputy Clerk
Feb. 20, 27; Mar. 6, 13, 2025 25-00048G

FIRST INSERTION

NOTICE OF RULE MAKING BY THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT FOR ADOPTING AMENDMENTS TO STORMWATER RULES

A public hearing will be conducted by the Board of Supervisors of the Grand Haven Community Development District ("District") on **March 20, 2025, at 9:00 a.m.** at the Creekside Amenity Building, 2 N. Village Parkway, Palm Coast, Florida 32137.

The public hearing will provide an opportunity for the public to address proposed amendments to the District's Chapter VI rules governing the District's surface water management systems, drainage easements, and encroachment on District-owned property. Specific legal authority for the rule includes Sections 190.011(5), 190.012(3), 120.54 and 120.81, Florida Statutes (2022).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.54(1), F.S., must do so in writing within twenty-one (21) days after publication of this notice. The public hearing may be continued to a date, time and place to be specified on the record at the hearing.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at the address and number below.

A copy of the proposed rule may be obtained by contacting the District Manager at 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 ext. 193, or by email at dmcinnes@dpfgmc.com.

Feb. 20, 2025 25-00040F

FIRST INSERTION

NOTICE OF PUBLIC SALE
Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 3/20/2025 at 1:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com

081 Carolyn Kittrell
083 Natasha Mazza
109 Jeremiah Hall
250 Juan Sierra
Feb. 20/27 25-00047F

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TheStoryRibbon, located at 9 Old Kings Road #1016, in the City of Palm Coast, County of Flagler, State of FL, 32137, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of February, 2025.
PLATINUM PEN, LLC
9 Old Kings Road #1016
Palm Coast, FL 32137
Feb. 20, 2025 25-00053F

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 Essie M. Giddens #96 OES PHA, located at 19 Princess Luise Lane, in the city of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of February, 2025
Marian L. Irvin-Reddin
Feb. 20 25-00051F

FIRST INSERTION

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes and in accordance with Sections 336.09 and 336.10, Florida Statutes, WL Residential Land, LLC, as the owner and contiguous owner to the subject lands included within a plat and roadway vacation petition, has requested that the Board of County Commissioners of Flagler County, Florida, consider its request to vacate that portion of the platted lands and platted rights-of-way described as follows:

A certain portion of Fleetwood Terrace, Unit No. 1, according to the plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Flagler County, Florida, together with a portion of Alabama Avenue, a 50 foot wide right-of-way, a portion of Dallas Street, a 50 foot wide right-of-way, a portion of Georgia Avenue, a 25 foot wide right-of-way, a portion of Montgomery Street, a 50 foot wide right-of-way, a portion of Tampa Street, a 50 foot wide right-of-way, a portion of Syracuse Street (excluding those portions previously vacated through Resolution No. 88-65), a 50 foot wide right-of-way, a portion of Tampa Street, a 50 foot wide right-of-way, a portion of Texas Avenue, a right-of-way of variable width, a portion of West Dixie, a 50 foot wide right-of-way, a portion of Wyoming Avenue, a 50 foot wide right-of-way, and an unnamed roadway running North to South adjacent to the East boundary of Blocks 14, 15, and 16, a 15 foot wide right-of-way, all as shown on said Fleetwood Terrace, Unit No. 1 plat, also described as a subdivision comprising all of Tracts 1, 2 and 3, Block A, Section 8, Township 13 South, Range 31 East, Flagler County, Florida, according to the Bunnell Development Company plat as recorded in Map Book 1, Page 1, Public Records of Flagler County, Florida, and all lying in Section 8, Township 13 South, Range 31 East, said Flagler County, with said portion of the Fleetwood Terrace, Unit No. 1, plat to be vacated being that portion that falls within the boundary of that certain property described as follows:

Parcel 18:
A portion of Sections 4, 5, 8 and 9, Township 13 South, Range 31 East, Flagler County, Florida and a portion of Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1 of the Public Records of Flagler County, Florida, more particularly described as follows:

Begin at the Northeast corner of Section 8, Township 13 South, Range 31 East; thence along the East line of said Section 8 S 01° 56' 19" E, 840.59 feet; thence S 31° 45' 44" E, 1330.01 feet to the South line of Lot 7, Block B, said Section 9, said Bunnell Development Company Subdivision; thence S 89° 12' 14" W along the South line of said Lot 7, and along the South line of Lot 12, Block A, said Section 8, said Bunnell Development Company Subdivision and the westerly extension thereof, a distance of 1396.16 feet; thence N 07° 21' 09" W, 442.07 feet; thence S 72° 34' 37" W, 267.61 feet to the easterly right-of-way line of said U.S. Highway No. 1; thence N 17° 23' 09" W along said right-of-way line, 311.39 feet to the westerly extension of the North line of said Lot 12, Block A; thence depart said right-of-way line N 89° 14' 31" E along the westerly extension of the northerly line of said Lot 12, Block A, 310.90 feet; thence N 17° 18' 16" W, 690.36 feet; thence N 01° 07' 55" W, 235.10 feet; thence S 89° 19' 05" W, 280.00 feet; thence N 01° 07' 55" W, 425.00 feet to the North line of said Section 8; thence S 89° 19' 05" W along said North line, 152.45 feet to the West line of Lot 10, Block D, said Section 5, said Bunnell Development Company Subdivision; thence N 01° 02' 20" W along the West line of said Lot 10, Block D and along the West line of Lot 3, Block D, said Section 5, said Bunnell Development Company Subdivision, a distance of 2338.83 feet to the North line of Lot 3, said Block D; thence N 89° 18' 57" E along the North line of said Lot 3 and Lot 2, said Block D, a distance of 1328.19 feet to the Northwest corner of Lot 5, Block C, said Section 4, said Bunnell Development Company Subdivision; thence N 89° 33' 19" E along the North line of said Lot 5, Block C, a distance of 668.21 feet to the East line of said Lot 5, Block C; thence S 02° 54' 51" E along the East line of said Lot 5, Block C, a distance of 660.00 feet to the South line of said Lot 5, Block C; thence S 89° 33' 49" W along the South line of said Lot 5, Block C, a distance of 666.05 feet to the East line of said Section 5; thence S 03° 06' 06" E along the East line of said Section 5, a distance of 1680.93 feet to the Point of Beginning.

Being the same lands as described in that certain Property Information Report issued by Old Republic National Title Insurance Company, File #24084945, dated October 18, 2024.

Said petition to vacate the lands and rights-of-way herein described shall be heard by the Flagler County Board of County Commissioners at its regular scheduled meeting on Monday, March 3, 2025 at 9:30 a.m. or as soon thereafter as possible in the Board Chambers at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009, or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110, or email to planningdept@flaglercounty.gov. Copies of the petition, supporting documents, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 a.m. to 4:30 p.m.

PURSUANT TO FLORIDA STATUTE 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Feb. 20/27 25-00037F

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 AllCare Medical Transport, located at 425 Elm Avenue, in the city of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of February, 2025
R&E Medical Transport LLC
Feb. 20 25-00052F

A NEW & AFFORDABLE OPTION PUBLIC NOTICES

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



For rates and information, call 386-447-9723

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48
File # 2025 CP 34
IN RE: THE ESTATE OF ALPHONE P. FRALLICCIARDI
Deceased.

The administration of the Estate of Alphonse P. Frallicciardi, Deceased, whose date of death was May 7, 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 Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court 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 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 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.

The first publication of this notice is February 20, 2025.

Anthony Frallicciardi, Personal Representative, JI Prof. Drg. Surya Sumantri No. 61, Sukawarma, Kec. Sukajadi, Kota Bandung, Jawa Barat 40164, Indonesia

/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
stacygeigeresq@yahoo.com
andreaurneseg@gmail.com
February 20, 27, 2025 25-00045G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 484
Division 48
IN RE: ESTATE OF WILLIAM LANCE SMITH
A/K/A WILLIAM L. SMITH
Deceased.

The administration of the estate of William Lance Smith a/k/a William L. Smith, deceased, whose date of death was January 21, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is February 20, 2025.

/s/ Theresa M. Smith
Theresa M. Smith
Personal Representative
5 Kasper Path
Palm Coast, Florida 32164

/s/ Wendy A. Mara
Wendy A. Mara, Esq.
Attorney for Personal Representative
Florida Bar Number: 69872
Mara Law, P.A.
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail: paralegalm@maralawpa.com
February 20, 27, 2025 25-00049G

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 Parkway Ministries, located at 5435 Belle Terre Parkway, 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 14th day of February, 2025
Parkway Ministries, Inc.
Feb. 20 25-00050F

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO. 2024 CP 000812
DIVISION 48
IN RE: ESTATE OF GERTRUDE ELFRIEDA TROWBRIDGE
Deceased.

The administration of the estate of Gertrude Elfrieda Trowbridge, deceased, whose date of death was July 29, 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, Bunell FL 32110, File No. 2024 CP 000812. The names and addresses of the personal representatives and the personal representatives' 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 February 20, 2025.

Personal Representative:
Cheryl Schoenfeldt
60 Barkley Lane
Palm Coast, FL 32137

Victoria C. Zinn
Victoria C. Zinn, Esquire
Attorney for Personal Representative
Email Address: victoria@zinnlegal.com
Florida Bar No. 1018293
P.O. Box 10016
Daytona Beach, FL 32120
Telephone: (386)256-9466
February 20, 27, 2025 25-00046G

FIRST INSERTION

NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY LAND DEVELOPMENT CODE

PROJECT NO. 2025010065
Pursuant to Section 125.66 and Section 333.05(1), Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance affecting the actual list of permitted, conditional, or prohibited uses within the unincorporated area of Flagler County and titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE FLAGLER COUNTY LAND DEVELOPMENT CODE (APPENDIX C TO THE FLAGLER COUNTY CODE OF ORDINANCES), BY AMENDING SECTION 3.06.00, SPECIAL PROVISIONS OTHER, ARTICLE III, ZONING DISTRICT REGULATIONS, BY ESTABLISHING AIRPORT ZONING REGULATIONS; PROVIDING FOR FISCAL IMPACTS; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held in the location listed below at the dates and times provided:

BOARD OF COUNTY COMMISSIONERS - First Reading - Monday, March 3, 2025 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

PLANNING AND DEVELOPMENT BOARD (SITTING AS THE AIRPORT ZONING COMMISSION) - Review and Recommendation - Tuesday, March 11, 2025 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSIONERS - Second Reading and Adoption - Monday, March 17, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposed ordinance, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 am to 5:00 pm.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Feb. 20/27 25-00049F



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A RECENT SUCCESS STORY

Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled – and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win!



Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

CASE NO.: 2024 CA 000238
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, VS. THE ESTATE OF VIOLET A. REINA, DECEASED; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; THE WOODHAVEN CONDOMINIUM AT PALM COAST, INC.; FRANK ANGRISANI; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 9, 2025 in Civil Case No. 2024 CA 000238, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and THE ESTATE OF VIOLET A. REINA, DECEASED; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; THE WOODHAVEN CONDOMINIUM AT PALM COAST, INC.; FRANK ANGRISANI; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at Clerk of Circuit and County Court, Kim C. Ham-

mond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Civil/Criminal Dept 2nd Floor, Bunnell, FL 32110 on March 21, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 CONDOMINIUM PARCEL 14-201 OF THE WOODHAVEN CONDOMINIUM AT PALM COAST, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 177, AT PAGES 248 THROUGH 340, AS AMENDED BY AMENDMENT OF DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 215, PAGES 383 THROUGH 386, ALL OF WHICH ARE IN THE 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.

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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 4th day of February, 2025.
ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 5300 West Atlantic Avenue, Suite 303
 Delray Beach, FL 33484
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: Digitally signed by Zachary Ullman
 DN: CN=Zachary Ullman, E=zullman@aldridgepите.com
 Reason: I am the author of this document
 Location:
 Date: 2025.02.04 14:45:12-05'00'
 Foxit PDF Editor Version: 12.1.0
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepите.com
 1395-1116B
 February 13, 20, 2025 25-00038G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

CASE NO.: 2023 CA 000089
PHH MORTGAGE CORPORATION, Plaintiff, VS. UNKNOWN HEIRS BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; VANESSA LUTRICIA MCCALL; BWANA RAY MCCALL; PHYLENA MAE MCCALL; ZENJIA L. PEARSON; MONTELE LASHAWN MCCALL; SHANELLE EVE MCCALL; ANTONIO MCCALL; JERELLE LASHON MCCALL A/K/A TERELL MCCALL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 31, 2025 in Civil Case No. 2023 CA 000089, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; VANESSA LUTRICIA MCCALL; BWANA RAY MCCALL; PHYLENA MAE MCCALL; ZENJIA L. PEARSON; MONTELE LASHAWN MCCALL; SHANELLE EVE MCCALL; ANTONIO MCCALL; JERELLE LASHON MCCALL A/K/A TERELL MCCALL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at Clerk of Circuit and County Court, Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Civil/Criminal Dept 2nd Floor, Bunnell, FL 32110 on March 28, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 29, SAM BROWN SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 1 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.

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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 4th day of February, 2025.
ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 5300 West Atlantic Avenue, Suite 303
 Delray Beach, FL 33484
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: Digitally signed by Zachary Ullman
 DN: CN=Zachary Ullman, E=zullman@aldridgepите.com
 Reason: I am the author of this document
 Location:
 Date: 2025.02.04 14:53:07-05'00'
 Foxit PDF Editor Version: 12.1.0
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepите.com
 1395-815B
 February 13, 20, 2025 25-00039G

SECOND INSERTION

SALE NOTICE

Notice is hereby given that Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:30 PM on Monday March 3, 2025 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Unit, Tenant, Contents
150 Russell, Lynn Household Goods
206 Leto, Thomas Household Goods
301 Bliss, Jason Business Inventory
303 Dowdy, Joseph Household Goods
416 Gambrell, Jonathan Or Perry Household Goods
428 Mcdevitt, John Household Goods

Fraser's Storage, 2100 Avenue A, Flagler Beach, FL 32136. Phone: (386)439-2457. Feb. 13/20 25-00044F

SECOND INSERTION

SALE NOTICE

Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Monday March 3, 2025 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Unit, Tenant, Contents
515 Rudd, Kenneth Misc Household Goods
Fraser's Storage, 1504 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. Feb. 13/20 25-00043F

SECOND INSERTION

NOTICE OF FORFEITURE
 A 2011 Infinity G37 with VIN# JN1CV6E-KOBM211368 was seized for forfeiture by the Flagler County Sheriff's Office on January 9, 2025.

The item(s) were seized at or near Old Kings Rd, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2025 CA 000058 in the 7th Circuit Court.
 Feb. 13/20 25-00035F

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 874 Division 48 IN RE: ESTATE OF SUZANNE M. PFANNENSTIEL Deceased.

The administration of the estate of Suzanne M. Pfannenstiel, deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 13, 2025.

Terry Ann Taber
Personal Representative
 1311 Little Sorrel Rd.
 Hixson, TN 37343
 Wendy A. Mara, Esq.
 Attorney for Personal Representative
 Florida Bar Number: 0069872
 Mara Law P.A.
 555 West Granada Blvd., Ste.D-10
 Ormond Beach, Florida 32174
 Telephone: (386) 672-8081
 Fax: (386) 265-5995
 E-Mail: wamara@maralawpa.com
 Secondary E-Mail:
 paralegal@maralawpa.com
 February 13, 20, 2025 25-00042G

SECOND INSERTION

SALE NOTICE

Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Monday, March 3, 2025, or thereafter. Units are believed to contain household goods, unless otherwise listed

Unit, Tenant, Contents
117 Daniels, Richard Misc Household Items
143 Simmons, Marshall Household Goods
225 Anderson, Flonnie Misc Household Goods
229 Anderson, Flonnie Misc Household Goods
246 Moore, Tasha Household Goods
251 Mitchell, Shantel Household Goods
519 Descartes, Paul Household Goods
609 Butler, Larry Misc Household Items
702 Lukes, Ryan Household Goods
712 Descartes, Paul Household Goods
1026 Howard, Marcella or Mike Business Equipment
1115 Howard, Marcella or Mike Pool Tables
1128 Shearer, Pamela Household Goods
1207 Headley, Thadius Misc Household Items
1221 Conklin, Nick Household Goods
1425 Lawson, Carlos Misc Household Goods
Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. Feb. 13/20 25-00042F

THIRD INSERTION

NOTICE OF ACTION FOR Petition for Temporary Custody by Extended Family IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2025 DR 000096 Division: 47

Sheree Browne & Andrew Browne
Petitioner and Ryan J. Harris & Nicola M. Navarino
Respondent.
 TO: Ryan J. Harris
 {Respondent's last known address}
 unknown

YOU ARE NOTIFIED that an action for has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Sheree Browne & Andrew Browne, whose address is shereebrowne1@gmail.com, on or before 3/15/25, and file the original with the clerk of this Court at 1769 E. MOODY BLVD, BLDG#1, BUNNELL, FL, 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (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: 1/31/25.
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: /s/
 {Deputy Clerk}
 Feb. 6, 13, 20, 27, 2025 25-00036G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000059 Division 48 IN RE: ESTATE OF JOSEPH JOHN CIPOLLA, III Deceased.

The administration of the estate of JOSEPH JOHN CIPOLLA, III, deceased, whose date of death was 12/23/2024, 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, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 13, 2025.

Personal Representative:
Carli A. Wieda
 80 Utah Place
 Palm Coast, FL 32164
 Attorney for Personal Representative:
 Eric T. Preston, Esq.
 Florida Bar Number: 92513
 The Preston Law Firm
 605 South Orange Street
 New Smyrna Beach, Florida 32168
 Telephone: (386) 424-9200
 Fax: (386) 423-8099
 E-Mail: eric@theprestonlawfirm.com
 kathy@theprestonlawfirm.com
 February 13, 20, 2025 25-00037G

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA Case No. 2024 CA 000237

JOHN L. WATHEN, Plaintiff, vs. MICHAEL D. RUSCHE and WINDGATE CAPITAL, LLC d/b/a WINDGATE CAPITAL, LLC, a Utah Limited Liability Company, Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated the 27th day of January, 2025, in the above-styled cause, TOM BEXLEY, Clerk of Court, will sell to the highest and best bidder for cash, at https://flagler.realforeclose.com at 11:00 A.M. on March 14, 2025, the following described property: Lot 2, Block 146 of PALM COAST, MAP OF LAKEVIEW, SECTION 37, according to the plat thereof as recorded in Map Book 13, of Page 22, of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

Parcel#: 07-11-31-7037-01460-0020
 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.

Dated: February 4, 2025
 PAPPAS & RUSSELL, P.A.
 GEORGE S. PAPPAS, ESQUIRE
 213 Silver Beach Avenue
 Daytona Beach, FL 32118
 (386) 254-2941
 (386) 238-0350 fax
 Florida Bar #224642
 Email: gpappas@pappasrussell.com
 Secondary: jr@pappasrussell.com
 Attorney for Plaintiff
 February 13, 20, 2025 25-00040G

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.: 2024 CA 000433

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO T. GONCALVES, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 06, 2025, and entered in 2024 CA 000433 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ORLANDO T. GONCALVES, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; RICHARD O. GONCALVES 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 07, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 110 OF BLOCK 7, OF PALM COAST, MAP OF FLORIDA PARK, SECTION 10, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 51, 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: 39 FELLOWSHIP DRIVE, PALM COAST, FL 32137

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 6 day of February, 2025.
 By: \s\Amanda Murphy
 Amanda Murphy, Esquire
 Florida Bar No. 81709
 Communication Email:
 amanda.murphy@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 24-225050 - NaC
 February 13, 20, 2025 25-00043G

Plat Book 5, Page 86, as amended by instrument recorded in O.R. Book 35, Page 528, Public Records of Flagler County, Florida.
 Property Address: 31 Firtree Lane, Palm Coast, Florida 32137.
 If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds 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 711.
 Dated this 7th day of February 2025.
 LAW FIRM OF GARY M. SINGER, P.A.
 Counsel for Plaintiff
 12 S.E. 7th Street, Ste. 820
 Fort Lauderdale, FL 33301
 Telephone: (954) 851-1448
 Facsimile: (954) 252-2189
 service@garysingerlaw.com
 singer@garysingerlaw.com
 By: /s./ Gary M. Singer
 Gary M. Singer, Esq.
 Florida Bar No. 544906
 February 13, 20, 2025 25-00044G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION 48 Case Number: 2024 CP 000824 IN RE: ESTATE OF JOSEPH P. MARTELLONI, Deceased

The administration of the estate of Joseph P. Martelloni, deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 Moody Blvd, Building #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 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 the 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. Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s.732.2211.

The date of first publication of this notice is February 13, 2025.

Personal Representative:
MARIANN SPENCER
 2140 Sonny Opal Lane
 DeLand, FL 32724
 Attorney for Personal Representative:
 JEFFREY D. STARK
 Florida Bar No. 0721761
 505 E. New York Ave., Suite 2
 DeLand, FL 32724
 Telephone: 386-873-2909
 Email Address:
 jdstarklegal@jdstarklegal.com
 February 13, 20, 2025 25-00041G

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 51, 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: 39 FELLOWSHIP DRIVE, PALM COAST, FL 32137

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 6 day of February, 2025.
 By: \s\Amanda Murphy
 Amanda Murphy, Esquire
 Florida Bar No. 81709
 Communication Email:
 amanda.murphy@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 24-225050 - NaC
 February 13, 20, 2025 25-00043G

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2024CA000255