

VOLUSIA COUNTY LEGAL NOTICES

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 SupplySync located at 616 Main Trail, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2025.
SUPPLYSYNC AI AND BLOCKCHAIN CONSULTING SERVICES LLC.
Feb. 27 25-00034V

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10127 PRDL Division 10 IN RE: ESTATE OF PAUL J. ELLOW, aka PAUL ELLOW Deceased.

The administration of the estate of PAUL J. ELLOW, also known as PAUL ELLOW, deceased, whose date of death was October 24, 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: February 27, 2025.

DONNA A. ELLOW

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
Feb. 27; Mar. 6, 2025 25-000801

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2022 11620 CIDL WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-4, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JUSTINO ROSADO AKA JUSTINO ROSADO, JR. AKA JUSTINO J. ROSADO, JR. AKA JUSTINO ROSADO, SR., DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 22, 2025 and entered in Case No. 2022 11620 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Wells Fargo Bank, National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-4, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Justino Rosado a/k/a Justino Rosado, Jr. a/k/a Justino J. Rosado, Jr. a/k/a Justino Rosado, Sr., deceased, Dixon Padilla, Maxcio Toro, Rosa Rosado, Maybeline Rosado, Angel Rosado a/k/a Angel L. Rosado, Justino J. Rosado, Jr., Volusia County Clerk of the Circuit Court, Investment Retrievers, Inc., are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.volusia.realforeclose.com>,

enue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene 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 patipise nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk 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 avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 19th day of February, 2025
VAN NESS LAW FIRM, PLLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
NS17306-22BF/sap
Feb. 27; Mar. 6, 2025 25-000791

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2023 11128 CIDL LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS OF CRYSTALROSE M. FALES; ROXANNE FALES; ROBERT FALES; CITY OF DEBARY, FLORIDA Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated January 27, 2025, and entered in Case No. 2023 11128 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida. LAKEVIEW LOAN SERVICING, LLC. is Plaintiff and UNKNOWN HEIRS OF CRYSTALROSE M. FALES; ROXANNE FALES; ROBERT FALES; CITY OF DEBARY, FLORIDA, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com, at 11:00 a.m., on the 18TH day of MARCH, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 8, TOWN OF LAKE MARIE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 149 THROUGH 150, 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 Av-

Volusia County, Florida at 11:00AM EST on the March 11, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 34, IN BLOCK 1887, OF DELTONA LAKES UNIT SEVENTY-FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 29, AT PAGES 28 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 2379 LAKE HELEN OSTEEEN RD DELTONA FL 32738

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.

ATTENTION 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 no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. 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. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.

Dated this 07th day of February, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/22-007073
Feb. 27; Mar. 6, 2025 25-000771

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 12299 CIDL PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. RYAN HAYDEN KOLLER; OAKWOOD HILLS HOMEOWNERS ASSOCIATION, INC; AZREAL JAE APPLGATE; 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 18 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22, OAKWOOD HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 43, PAGE 143, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 1901 KNOLTON AVENUE, ORANGE CITY, FL 32763

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-

PORTS 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 January 2025.
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
ceservice@decubaslewis.com
Feb. 27; Mar. 6, 2025 25-000781

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 12073 CIDL Freedom Mortgage Corporation, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 12073 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; LUIGI VELARDI, AS KNOWN HEIR OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; CATHERINE MANIGAUULT AKA CATHERINE VELARDI MANIGAUULT, AS KNOWN HEIR OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; SOLAR MOSAIC, INC.; DELTONA WOODS COMMUNITY ASSOCIATION, INC; UNKNOWN SPOUSE OF LUIGI VELARDI 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 12th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 63, DELTONA WOODS UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 43, PAGE 172 THROUGH 176, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
TAX ID: 810517000630
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 no 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 DISCAPACIDADES
Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
Dated this 21st day of February, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01774
Feb. 27; Mar. 6, 2025 25-000831

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
Dated this 21st day of February, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01774
Feb. 27; Mar. 6, 2025 25-000831

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10479 CICI DIVISION: 32- Mary G. Jolley

In re:
ASSIGNMENT FOR THE BENEFIT OF
CREDITORS OF
WAUSM PROPCO GP II, LLC,
Assignor, and
MARK C. HEALY,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES PLEASE TAKE NOTICE THAT:

1. On February 19, 2025, a petition was filed commencing an Assignment for the Benefit of Creditors proceeding, pursuant to Chapter 727, Fla. Stat., made by WAUSM Propco GP II, LLC ("Assignor"), with its principal place of business at 601 Oak Street, Building 8, Unit H, Port Orange, FL 32127, to Mark C. Healy of Michael Moecker & Associates, Inc. ("Assignee"), whose address is 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, FL 33315.

2. Pursuant to § 727.105, Fla. Stat., no proceeding may be commenced against the Assignee except as provided in Chapter 727, Fla. Stat., and except in the case of a consensual lienholder enforcing its rights in collateral, there shall be no levy, execution, attachment, or the like in respect of any judgment against assets of the estate in the possession, custody, or control of Assignee.

3. YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding you must file the enclosed proof of claim with the Assignee, Mark C. Healy of Michael Moecker & Associates, Inc. at 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, FL 33315, on or before Thursday, June 19, 2025 (120 days from the date the Petition was filed).
Feb. 27; Mar. 6, 13, 20, 2025 25-000871

FIRST INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10479 CICI DIVISION: 32- Mary G. Jolley

In re:
ASSIGNMENT FOR THE BENEFIT OF
CREDITORS OF
WAUSM PROPCO GP II, LLC,
Assignor, and
MARK C. HEALY,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES PLEASE TAKE NOTICE THAT:

1. On February 19, 2025, a petition was filed commencing an Assignment for the Benefit of Creditors proceeding, pursuant to Chapter 727, Fla. Stat., made by WAUSM Propco GP II, LLC ("Assignor"), with its principal place of business at 601 Oak Street, Building 8, Unit H, Port Orange, FL 32127, to Mark C. Healy of Michael Moecker & Associates, Inc. ("Assignee"), whose address is 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, FL 33315.

2. Pursuant to § 727.105, Fla. Stat., no proceeding may be commenced against the Assignee except as provided in Chapter 727, Fla. Stat., and except in the case of a consensual lienholder enforcing its rights in collateral, there shall be no levy, execution, attachment, or the like in respect of any judgment against assets of the estate in the possession, custody, or control of Assignee.

3. YOU ARE HEREBY further notified that in order to receive any dividend in this proceeding you must file the enclosed proof of claim with the Assignee, Mark C. Healy of Michael Moecker & Associates, Inc. at 1885 Marina Mile Blvd., Suite 103, Fort Lauderdale, FL 33315, on or before Thursday, June 19, 2025 (120 days from the date the Petition was filed).
Feb. 27; Mar. 6, 13, 20, 2025 25-000861

When disaster strikes,
you need businesses
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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

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 11265 PRDL IN RE: ESTATE OF ROXANE MARIE WHITE, Deceased.

The administration of the estate of ROXANE MARIE WHITE, Deceased, whose date of death was December 13, 2023, 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 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 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 February 27, 2025.

HEATHER CARPENTER, Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Feb. 27; Mar. 6, 2025 25-000841

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2024 18673 CODL DEBARY PLANTATION COMMUNITY ASSOCIATION INC., a Florida not for profit Corporation Plaintiff, vs. RONALD JACKSON Defendants

NOTICE IS HEREBY GIVEN pursuant to a final judgment dated February 14, 2025 and entered in 2024 18673 CODL in the County Court of Volusia County, Florida, wherein DEBARY PLANTATION COMMUNITY ASSOCIATION is the Plaintiff and RONALD JACKSON is the Defendant, I will sell to the highest and best bidder for cash, at WWW.VOLUSIA.REALFORECLOSE.COM beginning at 11:00 A.M the Clerk's Website for online auctions on April 15, 2025, the following described real property as set forth in the Order of Final Judgment, to wit:

Lot 13, of Debary Plantation, Unit 17B, according to the Plat thereof, as recorded in Plat Book 49, Pages 189 and 190, of the Public Records of Volusia County, Florida.
This property is located at the street address of: 551 Newhall Lane, Debary, Florida 32713

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owners 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 101 N. Alabama Ave., Ste. B-206 DeLand, FL 32724 (386) 257-6096 Hearing or voice impaired, please call 711.

Dated this 14th day of February 2025.
MILBERG KLEIN, P.L.
Attorney for Plaintiff
1300 N Federal Highway 205
Boca Raton, FL 33432
Phone: (561) 244-9461
Fax: (561) 245-9465
Dklein@mklawpl.com
By: /s/ DAVID Y. KLEIN
David Y. Klein, Esq.
Fla. Bar. No. 44363
Feb. 27; Mar. 6, 2025 25-000851

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 SupplySync located at 616 Main Trail, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of February, 2025.
SupplySync AI and Blockchain Consulting Services LLC
Feb. 27 25-00035V

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4) (b), FLORIDA STATUTES, BY THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Ormond Crossings West Community Development District ("District") will hold public hearings on **March 25, 2025 at 11:00 A.M., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Blvd., Ormond Beach, Florida 32174**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within the City of Ormond Beach, Florida. The lands to be improved are generally located west of I-95, south of US Highway 1, east of the Flagler-Volusia county line, and north of Durrance Lane, and are geographically depicted below and in the *Master Engineer's Report*, dated January 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, stormwater management and earthwork, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, open spaces, hardscape, landscaping, electrical improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$205,719,609.

The District intends to impose assessments on benefited lands in the manner set forth in the *District's Master Special Assessment Methodology Report*, dated January 28, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$282,040,000 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Unit Type	Total Number of Units	Total Cost Allocation	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March*
Single-family 40'	1,020	\$65,830,274.88	\$90,252,800.00	\$88,483.14	\$8,361.41
Single-family 50'	510	\$41,143,921.80	\$56,408,000.00	\$110,603.92	\$10,451.77
Single-family 60'	1,020	\$98,745,412.32	\$135,379,200.00	\$132,724.71	\$12,54.12
Total	2,550	\$205,719,609.00	\$282,040,000.00		

*Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

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

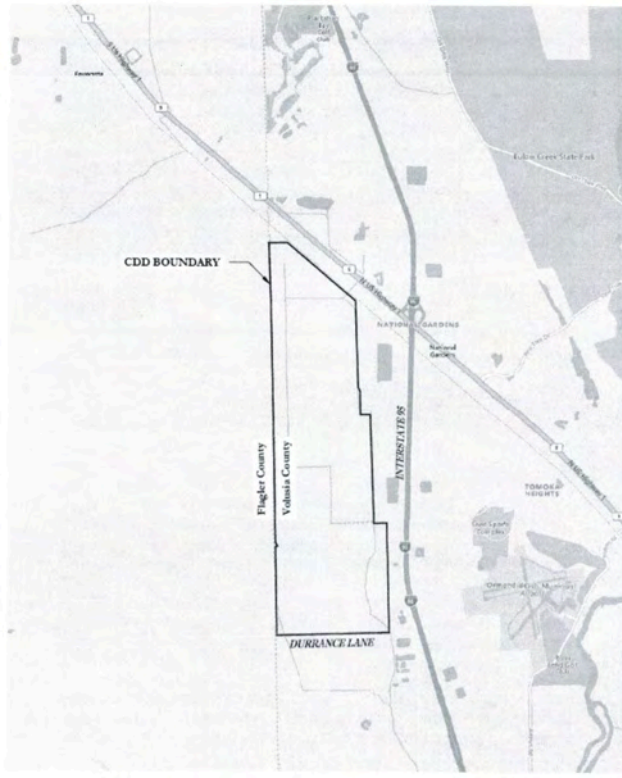
Also on **March 25, 2025 at 11:00 A.M., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Blvd., Ormond Beach, Florida 32174**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT RESOLUTION 2025-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.



WHEREAS, the Board of Supervisors (the "Board") of the Ormond Crossings West Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the *District's Master Engineer's Report*, dated January 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated January 28, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33411 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT:

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$205,719,609 (the "Estimated Cost").
- The Assessments will defray approximately \$282,040,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Volusia County and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 3rd day of February, 2025.

ATTEST: **ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT**

/s/ Cindy Cerbone Secretary/Assistant Secretary
/s/ Clint Smith Chair/Vice Chair, Board of Supervisors

Exhibit A: Master Engineer's Report, dated January 2025
Exhibit B: Master Special Assessment Methodology, dated January 28, 2025
Feb. 27; Mar. 6, 2025

25-00081I

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE DEERING PARK STEWARDSHIP DISTRICT AND NOTICE OF MEETING OF BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the Deering Park Stewardship District ("District") will hold public hearings and a regular board meeting on **March 26, 2025 at 2:30 p.m. at the Storch Law Firm, 420 S Nova Road, Daytona Beach, Florida 32114**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Deering Park Stewardship District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved and property subject to the special assessments are geographically depicted below and in the District's *Master and Supplemental Engineers Report for DPSD JV1 #1*, dated October 2, 2024, (the "Improvement Plan"). The public hearings are being conducted pursuant to Chapter 2017-206, *Laws of Florida*, and Chapters 170, 189 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District Manager's Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadways, alleys, mobility trails, stormwater management facilities, water distribution system, wastewater system, reclaim water system, landscaping, hard-scaping and irrigation system improvements, recreation improvements, street lighting improvements, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report for the DPSD JV1 #1*, dated November 12, 2024 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies the legal description of the property within the District which will be subject to the assessments and the assessment amounts per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$128,630,000 in debt to be assessed by the District, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessments Apportionment for DPSD JV1 #1 Assessment Area

Land Use	Total ERU	Percent Share of Total	Number of Dwelling Units/Acres	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Dwelling Unit/Acre	Annual Debt Service per Dwelling Unit/Acre*
Deering Park North						
Townhome	0.80	6.2174%	73	\$7,997,436.39	\$109,553.92	\$9,731.39
SF 34'	0.90	2.3954%	25	\$3,081,204.09	\$123,248.16	\$10,947.82
SF 40'	0.95	5.5627%	55	\$7,155,240.60	\$130,095.28	\$11,556.03
SF 45'	0.97	3.9242%	38	\$5,047,697.01	\$132,834.13	\$11,799.31
SF 50'	1.00	10.9656%	103	\$14,105,067.60	\$136,942.40	\$12,164.24
SF 60'	1.07	6.0375%	53	\$7,766,003.73	\$146,528.37	\$13,015.74
		35.1027%	347	\$45,152,649.42		
Deering Park Center						
Townhome	0.80	21.9738%	258	\$28,264,912.17	\$109,553.92	\$9,731.39
SF 50'	1.00	10.7527%	101	\$13,831,182.80	\$136,942.40	\$12,164.24
SF 55'	1.03	8.2242%	75	\$10,578,800.70	\$141,050.68	\$12,529.17
SF 60'	1.07	8.4297%	74	\$10,843,099.54	\$146,528.37	\$13,015.74
SF 40' Age Restricted	0.87	2.9639%	32	\$3,812,476.53	\$119,139.89	\$10,582.89
SF 50' Age Restricted	0.90	8.5276%	89	\$10,969,086.55	\$123,248.16	\$10,947.82
SF 60' Age Restricted	0.92	3.7219%	38	\$4,787,506.44	\$125,987.01	\$11,191.10
SF 70' Age Restricted	0.95	0.3034%	3	\$390,285.85	\$130,095.28	\$11,556.30
		64.8973%	670	\$83,477,350.58		
Total	100.0000%	1,017		\$128,630,000.00		

*Principal and interest only; does not include costs of collection

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Volusia County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All persons interested may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager's Office stated above. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on **March 26, 2025, at 2:30 p.m. at the Storch Law Firm, 420 S Nova Road, Daytona Beach, Florida 32114**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact

the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's office.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Deering Park Stewardship District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Supplemental Engineers Report for DPSD JV1 #1*, dated October 2, 2024, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2020-197, *Laws of Florida* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 2020-197, *Laws of Florida*, and Chapters 170 and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for the Deering Park JV1 #1*, dated November 12, 2024, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT:

- Assessments shall be levied to defray a portion of the cost of the Improvements.
 - The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
 - The total estimated cost of the Improvements is \$93,772,000 (the "Estimated Cost").
 - The Assessments will defray approximately \$128,595,000, which amount includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
 - The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
 - The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
 - There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
 - Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
 - The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
 - The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
 - The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Brevard County and Volusia County and to provide such other notice as may be required by law or desired in the best interests of the District.
 - This Resolution shall become effective upon its passage.
- PASSED AND ADOPTED this 12th day of November, 2024.
- ATTEST: **DEERING PARK STEWARDSHIP DISTRICT**
/s/ Cindy Cerbone Secretary/Assistant Secretary
/s/ Robbie Lee Vice Chairperson, Board of Supervisors
- Exhibit A: *Supplemental Engineers Report for DPSD JV1 #1*, dated October 2, 2024
Exhibit B: *Master Special Assessment Methodology Report for the Deering Park JV1 #1*, dated November 12, 2024



Feb. 27; Mar. 6, 2025

25-00082I

SUBSEQUENT INSERTIONS

SECOND 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. 732.2211, 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 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. 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
February 20, 27, 2025 25-000711

SECOND 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. 732.2211, 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.

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

SECOND 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. 732.2211, 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.

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

SECOND 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.

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: February 20, 2025.

HELEN SYNNOT TREVITHICK
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
February 20, 27, 2025 25-000721

SECOND 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. 732.2211.

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

Personal Representative:
Cassandra Brisceno
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

SECOND 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

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

SECOND 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 partici-

participate in this proceeding, you are entitled, at no 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- ADES

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

Dated this 10 day of February 2025.

FOX McCLUSKEY BUSH ROBINSON, 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

THIRD 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 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 E. 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 E. 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: BEG IN 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

SECOND 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.

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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.

Dated at St. Petersburg, Florida this 12 day of February, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000004360
February 20, 27, 2025 25-000661

SECOND 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 CITY0079D989 \$17,376.00 OWNER PAT MCKEOWN
February 20, 27, 2025 25-000701

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: fmail@raslg.com
25-278795 - MaM
February 20, 27, 2025 25-000731


SAVE TIME
Email your Legal Notice
legal@observerlocalnews

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 # 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 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, J. 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
andreaburnsesq@gmail.com
February 20, 27, 2025 25-00045G

SECOND 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, Bunnell 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

SECOND 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@dpgfmc.com.
Feb. 20 25-00040F

SECOND 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

SECOND 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

SECOND 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 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: 2/11/25.

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Makaela McCarthy Deputy Clerk
Feb. 20, 27; Mar. 6, 13, 2025 25-00047G

SECOND 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

FOURTH 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



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SECOND 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