

VOLUSIA COUNTY LEGAL NOTICES

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. 2018 10912 CIDL

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2018, and entered in 2018 10912 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MIRANDA SMITH; R.E. MICHEL COMPANY, LLC F/K/A R.E. MICHEL COMPANY F/K/A R.E. MICHEL COMPANY, INC.; BRANDON KLEINKE A/K/A BRANDON S. KLEINKE; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on March 25, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1, IN BLOCK 1691, OF A REPLAT OF A PORTION OF DELTONA LAKES, UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, AT PAGE(S) 112 AND 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1191 S COOPER DR, DELTONA, FL 32725
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 3 day of March, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \s\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
18-170920 - MaM
March 6, 13, 2025 25-000981

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10234 PRDL
Division 10

IN RE: ESTATE OF
BETTY J. MURRAY
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE ABOVE
ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of BETTY J. MURRAY, deceased, File Number 2025 10234 PRDL, by the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 32721; that the decedent's date of death was January 6, 2025; that the total value of the estate is \$1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
James A. Roush, Trustee
of the Betty J. Murray Living Trust
dated February 9, 2021.
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, Florida 32114

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The 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.

The date of first publication of this Notice is March 6, 2025.

Person Giving Notice:
James A. Roush
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, Florida 32114
Attorney for Person Giving Notice
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
troy@legacylaw313.com
March 6, 13, 2025 25-000881

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10339 PRDL
Division 10

IN RE: ESTATE OF
SASCHA BERNITZKI
Deceased.

The administration of the estate of SASCHA BERNITZKI, 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 North Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 March 6, 2025.

Personal Representative:
JUPP NORHAUSEN
214 Gary Ave
Oak Hill, FL 32769
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
March 6, 13, 2025 25-000971

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 14212 PRDL
Division 10

IN RE: ESTATE OF
DOREEN DEE DEMORRO,
aka **DOREEN D. DEMORRO,**
and **DOREEN D. ANDREUCCI**
Deceased.

The administration of the estate of Doreen Dee DeMorro, also known as Doreen D. DeMorro, and Doreen D. Andreucci, deceased, whose date of death was August 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 March 6, 2025.

Personal Representative:
Peter M. DeMorro
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Edward A. Dimayuga
Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: ed@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
March 6, 13, 2025 25-000901

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10165 PRDL
Division PROBATE

IN RE: ESTATE OF
RICHARD C. HILL
Deceased.

The administration of the estate of RICHARD C. HILL, a.k.a. RICHARD CLEMENT HILL, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 March 6, 2025.

Personal Representative:
ROBERT R. HILL
54 Treaty Road
Drexel Hill, PA 19026
Attorney for Personal Representative:
Elizabeth J. Barber, Esq.
Attorney for Personal Representative
Florida Bar Number: 0058183
P.O. Box 52470
Sarasota, FL 344232
Telephone: (941) 879-9980
Fax: (941) 263-8301
E-Mail: liz@ebarberlaw.com
March 6, 13, 2025 25-000951

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 10311 PRDL
DIVISION: 10

IN RE: ESTATE OF
DIANNE SAWYER-DOESCHER a/k/a
DIANNE M. SAWYER-DOESCHER,
Deceased.

The administration of the estate of DIANNE SAWYER-DOESCHER a/k/a DIANNE M. SAWYER-DOESCHER, deceased, whose date of death was DECEMBER 26, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 March 6, 2025.

Signed by:
/s/ Ed Sawyer
Edward Sawyer Jr.,
Personal Representative
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@clf.rr.com
2nd E-Mail: brobins@clf.rr.com
Attorney for Personal Representative
March 6, 13, 2025 25-000961

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10438 PRDL
IN RE: ESTATE OF
CALEB KAZEN MERCADO,
Deceased.

The administration of the estate of CALEB KAZEN MERCADO, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Po 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.

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 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: March 6, 2025.

BRENDA SANCHEZ
Personal Representative
6017 Roosevelt Blvd., Apt. 202
Jacksonville, FL 32244
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrvera@hnh-law.com
March 6, 13, 2025 25-000911

FIRST INSERTION

FOURTH AMENDED NOTICE OF
CLERK'S SALE
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2023-12059-CIDL

CHARLES D. WILLIS,
Plaintiff, -vs-
CODY A. SEIBERT, ALEXIS
N. WALKER, & ANY AND ALL
UNKNOWN TENANTS IN
POSSESSION,
Defendants.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 2nd day of November, 2023, Case Number 2023-12059-CIDL in the Circuit Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which CHARLES D. WILLIS is the Plaintiff, and CODY A. SEIBERT, ALEXIS N. WALKER & ANY AND ALL UNKNOWN TENANTS IN POSSESSION are the Defendants; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the April 17th, 2025 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Lot 3, Block 1, D.P. Smith's Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, page 111, of the Public Records of Volusia County, Florida.

The physical street address of said property is: 309 Rush Street, New Smyrna Beach, FL 32168

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

ATTENTION: PERSONS WITH
DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.

DATED this 3rd day of March, 2025.
/s/ ROBERT ROBINS, ESQUIRE
P.O. BOX 1649
DAYTONA BEACH, FL 32115
(386) 252-5212
(386) 252-5713 (FAX)
FLORIDA BAR NO.: 356026
RobertRobinsLaw@hotmail.com
ATTORNEY FOR: PLAINTIFF
March 6, 13, 2025 25-000941

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 10180 PRDL
DIVISION: 10

IN RE: ESTATE OF
AILI ORVOKKI TROTTER
a/k/a AILI O. TROTTER,
a/k/a AILI TROTTER,
Deceased.

The administration of the estate of AILI ORVOKKI TROTTER a/k/a AILI O. TROTTER a/k/a AILI TROTTER, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 March 6, 2025.

Edward L. Miller,
Personal Representative
1605 Avenue C
Ormond Beach, FL 32174
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@clf.rr.com
2nd E-Mail: brobins@clf.rr.com
Attorney for Personal Representative
March 6, 13, 2025 25-001001

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025 10511 PRDL
Division: Probate

IN RE: ESTATE OF
MARIA ELISABETH JORDAN
a/k/a MARLIESE JORDAN
Deceased.

The administration of the estate of Maria Elisabeth Jordan a/k/a Marliese Jordan, deceased, whose date of death was December 4, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 March 6, 2025.

Personal Representative:
Sonya Marie Carpenter
1735 Boca Raton Court
Punta Gorda, FL 33950
Attorney for Personal Representative:
Forrest J. Bass, Attorney
Florida Bar No.: 68197
Farr Law Firm, PA
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941)639-1158
Fax: (941)639-0028
E-Mail: fbass@farr.com
Secondary Email: msleeper@farr.com and probate@farr.com
March 6, 13, 2025 25-000991

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2021 31502 CICI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

CAROL FRANCES DAVIS A/K/A
CAROL DAVIS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 25, 2024 in Civil Case No. 2021 31502 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Carol Frances Davis a/k/a Carol Davis, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of March, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 21, COUNTRYSIDE PUD UNIT XII-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 41, PAGE 170, 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.
By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
20-00346FL
March 6, 13, 2025 25-000931

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024-16651-CODL

CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, v.
MICHAEL MINUTELLA,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated January 30, 2025, and entered in Case No. 2024-16651-CODL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is the Plaintiff and MICHAEL MINUTELLA is the Defendant. Laura E. Roth, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash at https://volusia.realforeclosure.com/ on March 17, 2025, at 11 a.m., the following described property as set forth in said Uniform Final Judgment, to wit:

Lot 1, Block 1, ST. JOHNS RIVER ESTATES—UNIT ONE, according to the plat thereof recorded in Plat Book 27, Page 42, of the Public Records of Volusia County, Florida.

Also known as: 421 W. Highbanks, Road, Debarry, Florida 32713.
Any

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
2024 12899 CICI
CASE NO. 642024CA012899XXXACI
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
MARVIN S. VASQUEZ; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: MARVIN S. VASQUEZ
Last Known Address
4760 W ATLANTIC BLVD APT 204
MARGATE, FL 33063
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida:
LOT 32, SHOTWELLS JUNGLE GARDEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 25, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before April 14, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

TIES
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are 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 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 Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.
ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
Dated on Feb 26, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Shawnee S. Smith
DEPUTY CLERK

Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com
1463-199352 / VP2
March 6, 13, 2025 25-000891

FOURTH 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 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

SECOND 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

SECOND 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

SECOND 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 APPLIGATE; 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 case 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
eservice@decubaslewis.com
Feb. 27; Mar. 6, 2025 25-000781

SECOND 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

SECOND 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

SUBSEQUENT INSERTIONS

SECOND 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 Resetting 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-

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

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

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. 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 MANIGAULT AKA CATHERINE VELARDI MANIGAULT, 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 adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuniquese con la Oficina de Administracion Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 dias de antelacion de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacion si la cita de comparecencia esta dentro de un plazo menos de 7 dias; si usted tiene una discapacidad del habla o del oido, 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

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SECOND 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	\$12,541.2
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.

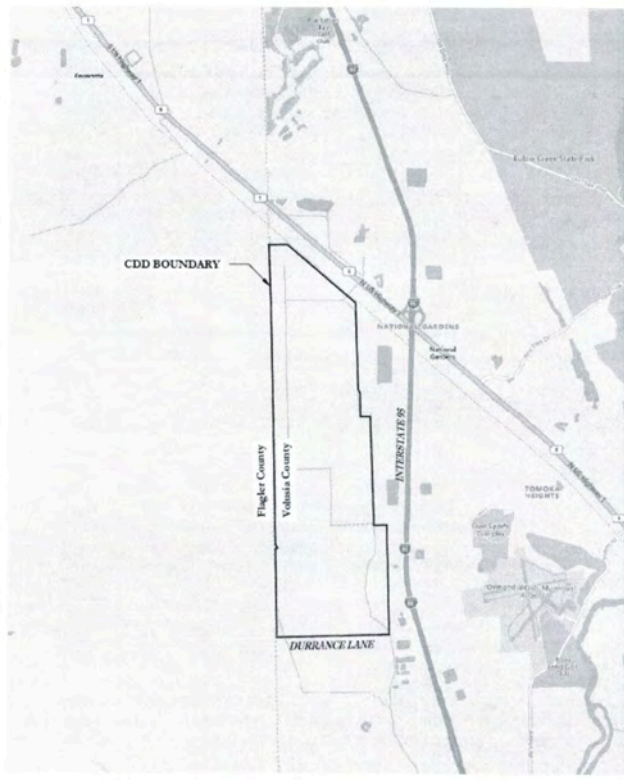
Also on **March 25, 2025 at 11:00 A.M., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Blvd., Ormond Beach, Florida 32174**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to 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

25-0008II

SECOND 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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION**
File No. 2025-CP-000047
Division 48
IN RE: ESTATE OF
CATHERINE A. FELSKA
Deceased.

The administration of the estate of Catherine A. Felska, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

The 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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 March 6, 2025.

Personal Representative:
Daniel Felska
24 Rose Petal Lane
Palm Coast, Florida 32164
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd, Suite 101
Daytona Beach, Florida 32164
Telephone: (386) 492-3871
Email: service@upchurchlaw.com
2nd Email: clutes@upchurchlaw.com
March 6, 13, 2025 25-00059G

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION**
File No. 2024 CP 000888
Division 48
IN RE: ESTATE OF
PETER R. GAMBINO A.K.A. PETER
GAMBINO
Deceased.

The administration of the estate of Peter R. Gambino a.k.a. Peter Gambino, deceased, whose date of death was August 24, 2023, 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 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 March 7, 2025.

Personal Representative:
Dennis A. Gambino
10060 Light Avenue
Hastings, Florida 32145
/s/ Wendy A. Mara
Wendy A. Mara, Attorney
Florida Bar Number: 69872
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:
pmflynt@maralawpa.com
March 6, 13, 2025 25-00061G

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION**
File No. 2025-CP-000078
IN RE: ESTATE OF
CHARLES E. MEAGLEY,
Deceased.

The administration of the estate of CHARLES E. MEAGLEY, deceased, whose date of death was November 14, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 328110-0787. 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: March 6, 2025.

DEBORAH A. MEAGLEY
Personal Representative
328 Sir Phillip Drive
Davenport, FL 33837
Mary Merrell Bailey
Attorney for Personal Representative
Florida Bar No. 0541265
Your Caring Law Firm PLC
2323 Lee Road
Winter Park, FL 32789
Telephone: 407-622-1900
Email: Merrell@YourCaringLawFirm.com
Secondary Email:
Paralegals@YourCaringLawFirm.com
March 6, 13, 2025 25-00060G

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 The Law Offices of Richard F. DeVal, Esq., located at 204 South Riverwalk Drive, in the city of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of March, 2025
Richard F. DeVal
Mar. 6 25-00065F

FIRST INSERTION

**NOTICE UNDER FICTITIOUS
NAME LAW**

Pursuant to FS. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Heterodoxy - Publishers of the Uncommon, located at P.O. Box 351399, in the City of Palm Coast, County of Flagler, State of FL, 32137, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 3 of March, 2025.
Albert Peter Pacelli
P.O. Box 351399
Palm Coast, FL 32137
Mar. 6 25-00064F

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 Selina Wright, located at 4845 Belle Terre Pkwy Suite C-1, in the city of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of February, 2025
Guardians of Healthcare Integrity, LLC
Mar. 6 25-00062F

FIRST INSERTION

**FLAGLER COUNTY
ADVERTISEMENT FOR
REQUEST FOR PROPOSALS FOR
PHASED (PROGRESSIVE)
DESIGN-BUILD FOR
MULTIPURPOSE EMERGENCY
PREPAREDNESS FACILITY**
RFP-25-044P

Flagler County Board of County Commissioners, Florida is seeking proposals indicating team qualifications from qualified Proposers to provide Phased (Progressive) Design-Build services for design and construction of the Flagler County Multipurpose Emergency Preparedness Facility Project, an approximately 10,000 square foot facility.

The Project will be delivered through a collaborative project delivery method that combines the Design Phase, Preconstruction Phase, and Construction Phase under one Contract. The County is seeking design-build services with qualified staff and/or sub-consultants for Planning, Design, Permitting and Construction of the Flagler County Visitor Eco-Discovery Center.

Interested parties shall submit proposals no later than **Wednesday, April 2, 2025 at 2:00 PM (local time)**.

Interested firms may secure proposal documents and all other pertinent information by visiting the website of OpenGov at <https://procurement.opengov.com/portal/flaglercounty>.

Flagler County reserves the right to reject any or all proposals, to award all or segments of the project, and to waive any informality in proposals received, all as may be in the best interest of the County.
Mar. 6 25-00063F

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION**
File No. 2025-CP-000055
Division 48
IN RE: ESTATE OF
RAISA KADOTCHNIKOVA
Deceased.

The administration of the estate of Raisa Kadotchnikova, deceased, whose date of death was May 31, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 March 6, 2025.

Personal Representative:
/s/ Alexander Shestopalov
Alexander Shestopalov
49 Presidential Lane
Palm Coast, Florida 32164
/s/ R. Kevin Sharbaugh
R. Kevin Sharbaugh, Attorney
Florida Bar Number: 86240
DOUGLAS LAW FIRM
117 N. 2nd Street
Palatka, FL 32177
Telephone: (386) 530-2955
Fax: (386) 385-5914
E-Mail: Kevin@dhclawyers.com
Secondary E-Mail:
AmandaH@dhclawyers.com
March 6, 13, 2025 25-00058G

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN, that **Robin J. Kissel** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:
Certificate No: 2022 / 31
Year of Issuance: 2022
Description of Property:
 That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0A°-10'-00"E, along the East line of said Section 24, 2738.93 feet to the East 1/4 corner of said Section 24; Thence run S0A°-04'-00"E, along the East line of said Section 24, 1704.74 feet; Thence run due West, 3015.23 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning. Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 283 of Unit IV of the unrecorded plat of Flagler Estates.

Name in which assessed:
Eleanor W. Chamberlain, Harry B. Chamberlain Jr.
 All of said property being in the County of Flagler, State of Florida.
 Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.com/TaxDeedAuction> on the 8th day of April, 2025 at 9 a.m.
Tom Bexley
 Clerk of the Circuit Court & Comptroller of Flagler County, FL
 By: Jannet Dewberry, Deputy Clerk
 File # 25-001 TDC
 Feb. 27, Mar. 6/13/20 25-00030F

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-000097
Division Probate
IN RE: ESTATE OF GAIL G. KACH,
Deceased.

The administration of the estate of GAIL G. KACH, deceased, whose date of death was November 8, 2023; File Number 2024-CP-000097, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bldg. #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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.

CHRIS M. VORBECK
Personal Representative
 4470 Northgate Court
 Sarasota, FL 34234

Chris M. Vorbeck
 Attorney for Personal Representative
 Email: vorblaw@aol.com
 Florida Bar No. 997201
 The Law Office of Chris M. Vorbeck, P.A.
 4470 Northgate Court
 Sarasota, FL. 34234
 Telephone: (941) 921-3124
 Feb. 27, Mar. 6, 2025 25-00054G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CA 000497
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff, VS.
RHONDA DUNN PETERS; THE WOODHAVEN CONDOMINIUM AT PALM COAST, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 6, 2025 in Civil Case No. 2024 CA 000497, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and RHONDA DUNN PETERS; THE WOODHAVEN CONDOMINIUM AT PALM COAST, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at Clerk of Circuit and County Court, Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Civil/Criminal Dept 2nd Floor, Bunnell, FL 32110 on April 4, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

CONDOMINIUM PARCEL 33-101, WOODHAVEN CONDOMINIUM AT PALM COAST, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 177, PAGES 248 THROUGH

340, AS AMENDED BY AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 215, PAGES 383 THROUGH 386, OFFICIAL RECORDS BOOK 218, PAGES 308 THROUGH 312, OFFICIAL RECORDS BOOK 220, PAGES 91 THROUGH 94, OFFICIAL RECORDS BOOK 222, PAGES 921 THROUGH 924, OFFICIAL RECORDS BOOK 224, PAGES 772 THROUGH 775, OFFICIAL RECORDS BOOK 226, PAGES 630 THROUGH 633, OFFICIAL RECORDS BOOK 227, PAGES 797 THROUGH 800, OFFICIAL RECORDS BOOK 229, PAGES 178 THROUGH 182, OFFICIAL RECORDS BOOK 245, PAGES 85 THROUGH 89, AND OFFICIAL RECORDS BOOK 246, PAGES 631 THROUGH 634, AND OFFICIAL RECORDS BOOK 265, PAGES 796 THROUGH 800, ALL OF WHICH ARE IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND SUBSEQUENT AMENDMENTS THERETO, IF ANY.

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 13th day of February, 2025.
ALDRIDGE PITTE, LLP
 Attorney for Plaintiff
 5300 West Atlantic Avenue, Suite 303
 Delray Beach, FL 33484
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: John J. Cullaro
 Date: 2025.02.13 12:05:29-05'00'
 FBN: 66699
 Primary E-Mail: ServiceMail@aldridgepitt.com
 1457-1000B
 Feb. 27, Mar. 6, 2025 25-00050G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
 CIVIL DIVISION:

CASE NO.: 2024 CA 000498
DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE FOR THE FBR SECURITIZATION TRUST 2005-5, MORTGAGE-BACKED NOTES, SERIES 2005-5,
Plaintiff, vs.
DORA H. GIDDENS A/K/A DORA H. MOSES A/K/A DORA MOSES A/K/A DORA HYMON MOSES A/K/A DORA HYMON GIDDENS A/K/A DORA HYMON; FINANCIAL EDUCATORS FEDERAL CREDIT UNION F/K/A DBCC FEDERAL CREDIT UNION; UNKNOWN SPOUSE OF DORA H. GIDDENS A/K/A DORA H. MOSES A/K/A DORA MOSES A/K/A DORA HYMON MOSES A/K/A DORA HYMON; 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), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 21 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 11, PALM COAST MAP OF ROYAL PALMS SECTION 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 20, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 PROPERTY ADDRESS: 91 RYE-

CLIFFE DR, PALM COAST, FL 32164

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 REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

IMPORTANT
 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 12 day of February, 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
 cservice@decubaslewis.com
 24-02105
 Feb. 27, Mar. 6, 2025 25-00055G

THIRD 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 FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2008CA002727
U.S. Bank National Association as Trustee for RAMP 2006EFC2,
Plaintiff, vs.
Kenneth Bell Sr., et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2008CA002727 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein U.S. Bank National Association as Trustee for RAMP 2006EFC2 is the Plaintiff and Kenneth Bell Sr.; Alena Bell are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at, www.flagler.realforeclose.com, beginning at 11:00 AM on the 4th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 35, Block 18, Palm Coast, Map of Belle Terre, Section 12, a subdivision, according to the plat or map thereof described in Map Book 6, Page(s) 80, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.
 Parcel ID# 07-11-31-7035-00180-0120

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. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

Dated this 19th day of February, 2025.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 4919 Memorial Hwy, Suite 135
 Tampa, FL 33634
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 17-F00979
 Feb. 27, Mar. 6, 2025 25-00051G

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025-CP-000060
Division 48
IN RE: ESTATE OF PETER THOMAS OLSON, JR.
Deceased.

The administration of the estate of Peter Thomas Olson, Jr., deceased, whose date of death was November 6, 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 persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is February 27, 2025.

Personal Representative:
LESLIE GAVERT OLSON
 12700 Bartram Park Blvd., Unit 1814
 Jacksonville, FL 32258

Attorney for Personal Representative:
LORI VELLA
 Florida Bar Number: 356440
 Law Office of Lori Vella, PLLC
 14502 North Dale Mabry Highway
 Suite 200
 Tampa, FL 33618
 Telephone: (888) 778-0063
 E-Mail: AttorneyLori@lorivella.com
 Feb. 27, Mar. 6, 2025 25-00056G

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
 DIVISION: 48
Case Number: 2025CP-00009
IN RE: THE ESTATE OF: EUGUENE THOMAS TRUDEAU
Decedent.

The administration of the estate of EUGUENE THOMAS TRUDEAU, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 27, 2025.

/s/ James Trudeau
James Trudeau
Personal Representative
 12704 Alpern Court
 Raleigh, NC 27614

/s/ Jennifer Akin
 Jennifer Akin, Esq.
 Florida Bar No. 113117
 6045 AIA S.
 St. Augustine, FL 32080
 Phone: (904) 320-0011
 jennifer@jakinlaw.com
 Attorney for Petitioner
 Feb. 27, Mar. 6, 2025 25-00052G

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT IN AND FOR FLAGLER COUNTY, FLORIDA.
 PROBATE DIVISION
FILE NUMBER: 2024 CP 930
IN RE: ESTATE OF: PATRICIA MCALEER ROGERS a/k/a PATRICIA ANN ROGERS
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are notified that a Petition for Administration has been filed in the estate of PATRICIA MCALEER ROGERS a/k/a PATRICIA ANN ROGERS, File Number 2024 CP 930 in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 served within three months after the date of the first publication of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is February 27, 2025.

WILLIAM MICHAEL ROGERS
 29 Coral Reef Court N
 Palm Coast, Florida 32137

OLSEN LAW GROUP PA
 BY: /s/ ALEXIS RICHARDS, ESQUIRE
 FLORIDA BAR #1039178
 2518 Edgewater Drive
 Orlando, FL 32804
 (407) 423-5561
 alexis@olsenlawgroup.com
 Attorney for Personal Representative
 Feb. 27, Mar. 6, 2025 25-00057G

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-000887
Division Probate
IN RE: ESTATE OF CHARLIE STREETMAN BEVERLY
Deceased.

The administration of the estate of Charlie Streetman Beverly, deceased, whose date of death was August 12, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moon Blvd., Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 27, 2025.

Personal Representative:
Charlie Streetman Beverly, Jr.
 530 East Central Blvd., #1405
 Orlando, Florida 32801

Attorney for Personal Representative:
 Christopher G. Jones
 Attorney
 Florida Bar Number: 0119040
 Giles & Robinson, P.A.
 445 W. Colonial Drive
 Orlando, FL 32804
 Telephone: (407) 425-3591
 Fax: (407) 841-8171
 E-Mail: chrisesjones@gilesrobinson.com
 Secondary E-Mail:
 probatedesk@gilesrobinson.com
 Feb. 27, Mar. 6, 2025 25-00053G

THIRD 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

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 legal@observerlocalnews.com

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

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

SUB