PUBLIC NOTICES

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 MI-RANDA 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 HOUS-ING 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 DELTO-NA LAKES, UNIT NINE, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, AT PAGE(S) 112 AND 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 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 NO-

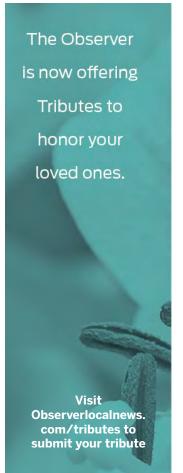
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Sonva 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 25-00099I



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 accommoda-tion, 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

FIRST INSERTION

25-00098I

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,

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: MRService@mccalla.com Fla. Bar No.: 146803 20-00346FL March 6, 13, 2025

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,

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 ES-TATES-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, Debary, Florida 32713.

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 before the

clerk reports the surplus as unclaimed.

Dated at Broward County, Florida this 28th day of February, 2025. LEWIS BRISBOIS BISGAARD & SMITH, LLP Attorneys for Plaintiff 110 S.E. 6th Street, Suite 2600 Fort Lauderdale, Florida 33301 Telephone: (954) 728-1280 Facsimile: (954) 678-4090 Katina.Hardee@lewisbrisbois.com Marvalyn. Williams@lewisbrisbois.comFtlemaildesig@LewisBrisbois.com BY: /s/ Katina Hardee KATINA HARDEE FBN: 0016069 March 6, 13, 2025 25-000921

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

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 NO-TIFIED 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 PERI-ODS SET FORTH IN FLORIDA STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING 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 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 25-00088I March 6, 13, 2025

> 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 be-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702

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

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

OF DEATH IS BARRED.

Personal Representative: JUPP NORHAUSEN

 $214~{
m Gary}~{
m Ave}$ Oak Hill, FL 32769 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.comFlorida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste. 101, Boca Raton, FL 33487 Telephone: (561) 210-5500

FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY clerk.org

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 NO-

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

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

The date of first publication of this notice is 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 25-00090I

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 RICH-

ARD C. HILL, a.k.a. RICHARD CLEM-ENT 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 NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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 34232 Telephone: (941) 879-9980 Fax: (941) 263-8301 E-Mail: liz@ebarberlaw.com 25-00095I March 6, 13, 2025

The Observer delivered to your driveway

Call 386.447.9723

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 DI-ANNE SAWYER-DOESCHER a/k/a DIANNE M. SAWYER-DOESCHER, deceased, whose date of death was DECEM-BER 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 attornev are set forth below.

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

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 NO-

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

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

The date of first publication of this notice is 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@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative March 6, 13, 2025

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 Boy 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 Stat-

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

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

The date of first publication of this notice is: 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: jrivera@hnh-law.com

March 6, 13, 2025

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

 $mary\ Final\ Judgment\ of\ Foreclosure:$ 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

cash at Volusia.RealForeclose.com, on the

April 17th, 2025 at 11:00 a.m. the following

described property as set forth in said Sum-

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

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-

THIS IS NOT A COURT INFORMA-TION 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 Robert Robins Law@hotmail.comATTORNEY FOR: PLAINTIFF March 6, 13, 2025 25-00094I

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 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 attorned

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

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 NO-

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

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

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

Edward L. Miller, Personal Representative 1605 Avenue C Ormond Beach, FL 32174

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@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative March 6, 13, 2025 25-00100I



25-00091I

PORTS THE FUNDS AS UNCLAIMED.

IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-

MAINING FUNDS. AFTER THE FUNDS

ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS MAY

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 as-

To request such an accommodation,

please contact Court Administration in

advance of the date the service is needed:

Hearing or voice impaired, please call

Dated this 29 day of January 2025.

CLAIM THE SURPLUS.

Court Administration

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq. Bar Number: 93156

De Cubas & Lewis, P.A.

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO

FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com 23-02407

Submitted by:

PO Box 5026

(386) 257-6096

125 E. Orange Ave., Ste. 300

Daytona Beach, FL 32114

sistance.

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION

 $\mathbf{2024}\,\mathbf{12899}\,\mathbf{CICI}$ 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 $4760~\mathrm{W}~\mathrm{ATLANTIC}~\mathrm{BLVD}~\mathrm{APT}~204$ $MARGATE, FL\ 33063$

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, SHOTWELL'S JUNGLE

GARDEN SUBDIVISION, ACCORD-ING 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 ACCOMMODA-

TIONS BY PERSONS WITH DISABILI

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 INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

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. Comunquese 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,

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION 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

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento. usted tiene derecho, sin tener gastos proios, 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 discapacitación del oído

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 kèk èd. 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 lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen

pwoblèm pou w tande oubyen pale, rele 711. Dated this 19th day of February, 2025 VAN NESS LAW FIRM, 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

25-00079I

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, 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 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 RECORD-ED 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 ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, De-Land, 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 INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

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

habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS
NO SON PARA OBTENER INFORMA-CION 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 25-00083I

> **CALL** 386-447-9723

SUBSEQUENT INSERTIONS

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

Feb. 13, 20, 27; Mar. 6, 2025 25-00061I

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 AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 Stat-

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

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

The date of first publication of this notice is: February 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@heidiwebb.com 25-00080I Feb. 27; Mar. 6, 2025

TO PLACE YOUR NOTICE TODAY

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 ROX-ANE 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 NO-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

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

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

Feb. 27; Mar. 6, 2025

DefendantsNOTICE 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 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

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 APPLEGATE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 18 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, OAKWOOD HILLS, AC-

CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 43, PAGE 143, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS:

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-

SECOND INSERTION

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

ASSIGNMENT FOR THE BENEFIT OF

FL 32127, to Mark C. Healy of Michael

Moecker & Associates, Inc. ("Assignee"), whose address is 1885 Marina Mile Blvd.,

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.

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

Feb. 27; Mar. 6, 13, 20, 2025 25-00086I

the Petition was filed).

3. YOU ARE HEREBY further noticed

Suite 103, Fort Lauderdale, FL 33315.

CREDITORS OF WAUSM PROPCO GP II, LLC,

Assignor, and

MARK C. HEALY,

NOTICE THAT:

Feb. 27; Mar. 6, 2025

NOTICE OF ASSIGNMENT FOR THE

SECOND INSERTION NOTICE OF ASSIGNMENT FOR THE

25-00078I

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

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

Assignee.
TO: ALL CREDITORS AND OTHER Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES PLEASE TAKE INTERESTED PARTIES PLEASE TAKE

NOTICE THAT: 1. On February 19, 2025, a petition was 1. On February 19, 2025, a petition was filed commencing an Assignment for the filed commencing an Assignment for the Benefit of Creditors proceeding, pursuant to Chapter 727, Fla. Stat., made by WAUSM Benefit of Creditors proceeding, pursuant to Chapter 727, Fla. Stat., made by WAUSM Propco GP II, LLC ("Assignor"), with its Propco GP II, LLC ("Assignor"), with its principal place of business at 601 Oak Street, Building 8, Unit H, Port Orange, principal place of business at 601 Oak Street, Building 8, Unit H, Port Orange, FL 32127, to Mark C. Healy of Michael Moeck-

er & 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 noticed 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 25-00087I

A NEW & AFFORDABLE OPTION

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



For rates and information, call 386-447-9723

The Observer is everywhere.

Pick one up!

Let us bring

one to you!

Sign up for driveway

delivery: \$79 per year.

The print edition is free. Look for it on more than 100 newsstands.







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

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.

 $The \ District intends \ to \ impose \ assessments \ on \ benefited \ lands \ in \ the \ manner \ set \ for thin \ the \ \textit{District's Master Special Assessment Methods}.$ odology Report, dated January 28, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District

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:

Total	2,550	\$205,719,609.00	\$282,040,000.00		
Single-family 60'	1,020	\$98,745,412.32	\$135,379,200.00	\$132,724.71	\$12,54.12
Single-family 50'	510	\$41,143,921.80	\$56,408,000.00	\$110,603.92	\$10,451.77
Single-family 40'	1,020	\$65,830,274.88	\$90,252,800.00	\$88,483.14	\$8,361.41
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*

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

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.

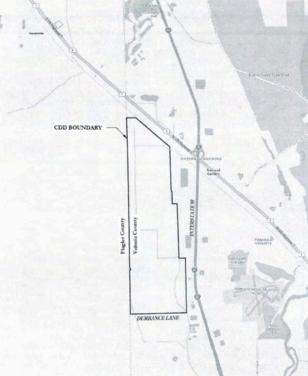
Also on March 25, 2025 at 11:00 A.M., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Blvd., Ormond Beach, Florida 32174, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the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

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 DE-VELOPMENT 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. MENTS 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 PUBLICA-TION 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 ben-

efits 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

 $\ensuremath{\mathbf{WHEREAS}},$ the District hereby determines that the Assessments to be levied will not exceed the benefit to

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.

 3. 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. 5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemen-
- 6. 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. 7. 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.

 8. 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.
- 9. 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.
- 10. 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
- ii. 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.
 - 12. This Resolution shall become effective upon its passage.

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

ATTEST:

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary Chair/Vice Exhibit A: Master Engineer's Report, dated January 2025

Chair/Vice Chair, Board of Supervisors

Exhibit B: Master Special Assessment Methodology, dated January 28, 2025

Feb. 27; Mar. 6, 2025

25-00081I

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 JVI #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, hardscaping 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

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 as

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	-	

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

Total

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

\$128,630,000.00

100.0000% 1,017

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 DE-

CLARING 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 $improvements (the "Improvements") described in the District's \textit{Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the District's Supplemental Engineers Report for DPSD JV1 \#1, dated October 2, 2024, and the D$ 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, 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 STEWARD-SHIP 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 speci-
- fications 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
- ments 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.

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 Assess-

- 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
- $The \ District \ Manager \ is \ hereby \ directed \ to \ cause \ this \ Resolution \ to \ be \ published \ twice \ (once \ a \ week \ for \ two \ (2) \ consecutive$ 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.

DEERING PARK STEWARDSHIP DISTRICT /s/Cindy Cerbone /s/Robbie Lee Vice Chairperson, Board of Supervisors Secretary/Assistant Secretary Supplemental Engineers Report for DPSD JV1 #1, dated October 2, 2024 Exhibit A

Exhibit B: Master Special Assessment Methodology Report for the Deering Park JV1 #1, dated November 12, 2024



Feb. 27; Mar. 6, 2025

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 be-

persons having claims or demands against decedent's estate on whom a copy of this

notice is required to be served must file

their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A

The personal representative has no duty

to discover whether any property held at

the time of the decedent's death by the de-

cedent 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

COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other

PUBLIC NOTICES

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. FELSKE

Deceased. The administration of the estate of Catherine A. Felske, 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

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

OF DEATH IS BARRED. The date of first publication of this notice is March 6, 2025.

Personal Representative: Daniel Felske

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 NO-

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

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

The date of first publication of this notice

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.com25-00061G March 6, 13, 2025

Observerlocalnews.com/subscribe

386-447-9723. Expires April 30, 2025.

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 Stat-

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

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

The date of first publication of this notice

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@Your Caring Law Firm.comMarch 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. DeVall, 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. DeVall

25-00065F

FIRST INSERTION NOTICE UNDER FICTITIOUS

NAME LAW Pursuant to E.S. §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

25-00064F

FIRST INSERTION Notice Under Fictitious Name Law

According to Florida Statute

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,

Dated this 26th day of February, 2025 $\,$ Guardians of Healthcare Integrity, LLC



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



For rates and information, call 386-447-9723

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

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.

loved ones.

Visit

Observerlocalnews.

com/tributes to

submit your tribute

newsstands

everywhere

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 The Observer MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-ALL CLAIMS NOT FILED WITHIN is now offering THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. Tributes to NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE honor your

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@dhclawvers.com Secondary E-Mail: AmandaH@dhclawyers.com March 6, 13, 2025

25-00058G



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 $S0\hat{A}^{\circ}$ -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 So°- 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

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 NO-

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

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

The date of first publication of this notice is: February 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 25-00054G Feb. 27; Mar. 6, 2025



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

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

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 RE-CORDED 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, OF-FICIAL RECORDS BOOK 220, PAGES 91 THROUGH 94, OFFI-CIAL RECORDS BOOK 222, PAG-ES 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, FLORI-DA, AND SUBSEQUENT AMEND-MENTS 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. ÎMPORTANT

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 PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delrav 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@aldridgepite.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 GIDDENS 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 FLA-GLER COUNTY, FLORIDA. PROPERTY ADDRESS: 91 RYE-

> SECOND INSERTION NOTICE OF FORFEITURE

A 2014 Chevrolet Cruze with VIN#

1G1PC5SB6E7266180 was seized for forfeiture by the Flagler County Sheriff's Office on January 4, 2025. The item(s) were seized at or near In-

terstate 95, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2025 CA 000091 in the 7th Circuit Court.

SECOND INSERTION

PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Flor-ida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox. com on Thursday the 20th day of March, 2025 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110. Steve Mills: Trampoline, Tent. Brendon Miles: Wheelchair, Furniture & boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. 25-00060F



Email your Legal Notice legal@observerlocalnews.com

CLIFFE DR, PALM COAST, FL

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 RE-MAINING 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 33310Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD.

eservice@decubaslewis.com 24 - 02105

ADMIN 2.516

Feb. 27; Mar. 6, 2025

THIRD INSERTION

25-00055G

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,

TO: Stephen Joseph Hanson Jr.

Petitioner and Stephen Joseph Hanson Jr.. Respondent.

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

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

Plaintiff, vs. Kenneth Bell Sr., et al.,

Trustee for RAMP 2006EFC2,

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,

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 33634Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy /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 FLAGER 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

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

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 NO-

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

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

The date of first publication of this notice is February 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 Tampa, FL 33618 Telephone: (888) 778-0063

 $\hbox{E-Mail: AttorneyLori@lorivella.com}$ Feb. 27; Mar. 6, 2025 25-00056G

The Observer delivered to your driveway

Call 386.447.9723

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 representa-tive and the personal representative's attorney are set forth below. All creditors of the decedent and other

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

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 NO-

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

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

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 A1A 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/aPATRICIA 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 NO-TICE 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 NO-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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE. 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: chrisjones@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

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 ROSE-WOOD 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 $\sharp 1,$ 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 de-

manded 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

Give a nonprofit a megaphone. Want to buy ad space and donate it to help a nonprofit? Let's make it happen 386-447-9723 // advertising@observerlocalnews.com

A RECENT SUCCESS STORY Innovative Financial Solutions

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

