

## VOLUSIA COUNTY LEGAL NOTICES

### FIRST INSERTION

**Notice Under Fictitious Name Law**  
According to Florida Statute  
Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Color Joy Art Studio LLC located at 142 Creek Forest Lane., in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 13th day of March, 2025.  
Lisa Rademacher  
Mar. 20 25-00039V

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2023 32231 CICI**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs. CAROL A. BOILEAU, et al., Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 24, 2025 in Civil Case No. 2023 32231 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and CAROL A. BOILEAU, 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 11th day of April, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
LOT 7, PELICAN BAY, PHASE III, UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 37, PAGES 50 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-07170FL  
March 20, 27, 2025 25-00111I

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 10040 PRDL**  
**Division 10**  
**IN RE: ESTATE OF DONALD ROBERT KIERNAN III**  
**Deceased.**  
The administration of the estate of Donald Robert Kiernan III, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 20, 2025.  
/s/ Lynn Kiernan  
Lynn Kiernan  
Personal Representative  
61 Westcedar Lane  
Palm Coast, Florida 32164  
/s/ Wendy A. Mara  
Wendy A. Mara, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 0069872  
Mara Law, P.A.  
555 West Granada Blvd., Ste.D-10  
Ormond Beach, Florida 32174  
Telephone: (386) 672-8081  
Fax: (386) 265-5995  
E-Mail: wamara@maralawpa.com  
Secondary E-Mail: paralegal@maralawpa.com  
March 20, 27, 2025 25-00115I

### FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
CIVIL ACTION  
**CASE NO.: 2024 12824 CIDL**  
**WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST ANGELA B. TURNER AKA ANGELA LORETTA TURNER, DECEASED, et al, Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 25, 2025, and entered in Case No. 2024 12824 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Jacob Turner, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Angela B. Turner aka Angela Loretta Turner, Deceased, James Bass II a/k/a Jayme Bass, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the April 8, 2025 the following described property as set forth in said Final Judgment of Foreclosure:  
LOT 1, ROSEWOOD TERRACE, A SUBDIVISION ACCORDING TO MAP IN MAP BOOK 32, PAGE 135, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
March 20 27, 2025 25-00107I

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 2024 12553 CIDL**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR HOF GRANTOR TRUST I, Plaintiff, vs. 204 MAGNOLIA LLC; CITY OF NEW SMYRNA BEACH, FLORIDA; EXCELL ROOFING LLC; MICHAEL ANTHONY SARACCO; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 10 day of April, 2025, the following described property as set forth in said Final Judgment, to wit:  
THE WEST 90 FEET OF LOT 91 AND THE NORTH 35 FEET OF LOT 92, BLOCK 9, ANDREW'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 68, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
PROPERTY ADDRESS: 204 MAGNOLIA STREET, NEW SMYRNA BEACH, FL 32168  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER  
TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1973 DOUBLEWIDE TRINITY MOBILE HOME BEARING TITLE NUMBERS: 5555994 AND 5555995; VIN NUMBERS: 3000104A AND 3000104B.  
A/K/A 307 DOLORES BLVD DELAND FL 32724  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
ATTENTION PERSONS WITH DISABILITIES: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.  
THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.  
Dated this 12 day of March 2025.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
EService: servealaw@albertellilaw.com  
By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq.  
IN/24-028825  
March 20 27, 2025 25-00107I

### FIRST INSERTION

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE SUNGATE COMMUNITY DEVELOPMENT DISTRICT**  
*RFQ for Engineering Services*  
The Sungate Community Development District ("District"), located in the City of Daytona Beach, Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.  
Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Polk County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.  
The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on April 3, 2025 by email to gilyardd@whshassociates.com ("**District Manager's Office**").  
The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.  
The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.  
Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).  
March 20, 2025 25-00116I

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 2024 10062 CIDL**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MARILYN SANTIAGO; BANKERS INSURANCE COMPANY; INDEPENDENT SAVINGS PLAN COMPANY A/K/A ISPC; O'SHAUGHNAHILL SURETY & INSURANCE, INC.; PRS ROOFING LLC; STATE OF FLORIDA; VOLUSIA COUNTY, FLORIDA CLERK OF COURT; UNKNOWN SPOUSE OF MARILYN SANTIAGO; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 10 day of April, 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 22, BLOCK 1928, DELTONA LAKES UNIT SEVENTY-FOUR, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGES 28 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
PROPERTY ADDRESS: 1952 ENGLISH DR, DELTONA, FL 32738  
March 20, 27, 2025 25-00108I

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2023 12830 CIDL**  
**NEW AMERICAN FUNDING, LLC, Plaintiff, vs. JASON RAY SOWERS, et al., Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 23, 2024 in Civil Case No. 2023 12830 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NEW AMERICAN FUNDING, LLC is Plaintiff and Jason Ray Sowers, 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 8th day of April, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
Lot 16, Block 831, A REPLAT OF TRACTS "B" & "F" OF DELTONA LAKES UNIT THIRTY-TWO, according to the Plat thereof as recorded in Map Book 28, Pages 16 Through 18, inclusive, of the Public Records of Volusia County, Florida.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-08611FL  
March 20, 27, 2025 25-00112I

### FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE APRIL 21, 2025 SLEDZ EAST KUSTOMZ 298 10TH ST 2003 INDIAN 5CDMTB51X3G011422 \$1938.36  
March 20, 2025 25-00127I

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
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 March 2025.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
23-03603  
March 20, 27, 2025 25-00108I

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024 14545 PRDL**  
**Division 10**  
**IN RE: ESTATE OF VISHNUKARTIK NITTA**  
**Deceased.**  
The administration of the estate of Vishnukartik Nitta, deceased, whose date of death was November 14, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 20, 2025.  
**Personal Representative:**  
**Wendy A. Mara, Esq.**  
555 West Granada Blvd.  
Suite D-10  
Ormond Beach, Florida 32174  
Attorney for Personal Representative:  
/s/ Wendy A. Mara  
Wendy A. Mara, Attorney  
Florida Bar Number: 69872  
555 West Granada Blvd., Ste.D-10  
Ormond Beach, Florida 32174  
Telephone: (386) 672-8081  
Fax: (386) 265-5995  
E-Mail: wamara@maralawpa.com  
Secondary E-Mail: pmflynt@maralawpa.com  
March 20, 27, 2025 25-00113I

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 10777 PRDL**  
**Division 10**  
**IN RE: ESTATE OF THELMA ELAINE MARQUEZ, Deceased.**  
The administration of the estate of THELMA ELAINE MARQUEZ, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 20, 2025.  
**Personal Representative:**  
**AVA ELAINE LAPHAM**  
AS SUCCESSOR TRUSTEE OF THE  
**THELMA ELAINE MARQUEZ**  
**REVOCABLE TRUST DATED**  
**JULY 15, 2021**  
Heidi S. Webb  
Attorney for Personal Representative  
Florida Bar No. 73958  
Law Office of Heidi S. Webb  
210 South Beach Street, Suite 202  
Daytona Beach, Florida 32114  
Telephone: (386) 257-3332  
Email: heidi@heidwebb.com  
March 20, 27, 2025 25-00114I

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 10777 PRDL**  
**Division 10**  
**IN RE: ESTATE OF THELMA ELAINE MARQUEZ, Deceased.**  
The administration of the estate of THELMA ELAINE MARQUEZ, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 20, 2025.  
**Personal Representative:**  
**AVA ELAINE LAPHAM**  
AS SUCCESSOR TRUSTEE OF THE  
**THELMA ELAINE MARQUEZ**  
**REVOCABLE TRUST DATED**  
**JULY 15, 2021**  
Heidi S. Webb  
Attorney for Personal Representative  
Florida Bar No. 73958  
Law Office of Heidi S. Webb  
210 South Beach Street, Suite 202  
Daytona Beach, Florida 32114  
Telephone: (386) 257-3332  
Email: heidi@heidwebb.com  
March 20, 27, 2025 25-00114I

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 10777 PRDL**  
**Division 10**  
**IN RE: ESTATE OF THELMA ELAINE MARQUEZ, Deceased.**  
The administration of the estate of THELMA ELAINE MARQUEZ, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 20, 2025.  
**Personal Representative:**  
**AVA ELAINE LAPHAM**  
AS SUCCESSOR TRUSTEE OF THE  
**THELMA ELAINE MARQUEZ**  
**REVOCABLE TRUST DATED**  
**JULY 15, 2021**  
Heidi S. Webb  
Attorney for Personal Representative  
Florida Bar No. 73958  
Law Office of Heidi S. Webb  
210 South Beach Street, Suite 202  
Daytona Beach, Florida 32114  
Telephone: (386) 257-3332  
Email: heidi@heidwebb.com  
March 20, 27, 2025 25-00114I

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

Witness my hand and seal of said Court on the 19th day of Feb, 2025.  
LAURA E. ROTH, ESQ.  
CLERK OF COURT OF VOLUSIA COUNTY  
As Clerk of the Court  
(SEAL) BY: /s/ Shawnee S. Smith  
Deputy Clerk

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FIRST INSERTION

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE TOMOKA NORTH COMMUNITY DEVELOPMENT DISTRICT**  
*RFQ for Engineering Services*

The Tomoka North Community Development District (“District”), located in the City of Daytona Beach, Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s stormwater systems, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration’s Architect-Engineer Qualifications, Standard Form No. 330, with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the City of Leesburg and Lake County) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“CCNA”). All Applicants interested must submit one (1) electronic copy (flash drive) of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on April 3, 2025 to the attention of District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

March 20, 2025 25-001191

FIRST INSERTION

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

**CASE NO. 2023 11987 CIDL**  
**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. HILDA AKYAA CORRI; KWABENA DWUMON CORRI; MANDELA K. ZABULUNGI; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 13, 2025 and entered in Case No. 2023 11987 CIDL, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is Plaintiff and HILDA AKYAA CORRI; KWABENA DWUMON CORRI; MANDELA K. ZABULUNGI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on April 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 559, DELTONA LAKES UNIT SEVENTEEN, AC-

CORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 241 THROUGH 244, INCLUSIVE, 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.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 17th day of March 2025.  
/s/ Marc Granger  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 23-00818 PHH  
V.6.20190626  
March 20, 27, 2025 25-001221

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**

**File No. 2025 10604 PRDL**  
**Division 10**  
**IN RE: ESTATE OF JONATHAN JAY CAMPOS, Deceased.**

The administration of the estate of JONATHAN JAY CAMPOS, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 125 E Orange Ave., Daytona Beach, FL 32114. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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

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

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

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

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

**Personal Representative:**  
**Elizabeth (Betsy) Mallicote**  
607 Riverbend Blvd  
Longwood, Florida 32779  
Attorney for Personal Representative:  
Kristen M. Jackson, Attorney  
Florida Bar Number: 394114  
JACKSON LAW PA  
5401 S KIRKMAN RD, Ste 310  
ORLANDO, FL 32819  
Telephone: (407) 363-9020  
E-Mail: kjackson@jacksonlawpa.com  
Secondary E-Mail:  
jackskon@jacksonlawpa.com  
March 20, 27, 2025 25-001251

FIRST INSERTION

**SUNGATE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING AND AUDIT COMMITTEE MEETING**

The Board of Supervisors (“Board”) of the Sungate Community Development District (“District”) and the Auditor Selection Committee (“Audit Committee”) of the District will hold a special meeting and an audit committee meeting on April 11, 2025 at 11:00 a.m., at the offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach 32114.

The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Special Meeting is being held for the necessary public purpose of considering the delegation resolution and related financing items, as well as conducting any other business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“District Manager’s Office”) during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
March 20, 2025 25-001171

FIRST INSERTION

**TOMOKA NORTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Tomoka North Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal year ending September 30, 2024, with an option for with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Dayton Beach, Volusia County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy (flash drive) and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager”), in an envelope marked on the outside “Auditing Services, Tomoka North Community Development District.” Proposals must be received by 12:00 p.m., on March 27, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.  
District Manager  
March 20, 2025 25-001211

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA**

**CASE NO.: 2025 10319 CIDL**  
**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-4, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF IVORINE CAINE A/K/A IVORINE JACKSON-CAINE, DECEASED; CHANELLE SHEPHERD, Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Ivorine Caine a/k/a Ivorine Jackson-Caine, deceased  
711 Laisy Drive  
Deland, Florida 32724  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 2, BLOCK B, PLAT OF UNIT NO. 1, COLLEGE ARMS ESTATES, A SUBDIVISION ACCORDING TO THE MAP RECORDED IN MAP BOOK 25, PAGE 14, OF THE PUBLIC RECORDS OF VOLUSIA

COUNTY, FLORIDA.

Street Address: 711 Laisy Drive, DeLand, Florida 32724  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff’s attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before April 10, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 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 on March 11, 2025.  
LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Shawnee S. Smith  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place,  
Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#:24-400409  
March 20, 27, 2025 25-001231

FIRST INSERTION

**TOMOKA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING AND AUDIT COMMITTEE MEETING**

The Board of Supervisors (“Board”) of the Tomoka North Community Development District (“District”) and the Auditor Selection Committee (“Audit Committee”) of the District will hold a special meeting and an audit committee meeting on April 11, 2025 at 11:00 a.m., at the offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach 32114.

The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Special Meeting is being held for the necessary public purpose of considering the delegation resolution and related financing items, as well as conducting any other business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“District Manager’s Office”) during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
March 20, 2025 25-001201

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**

**FILE NO.: 2025 10461 PRDL**  
**Division: 10**  
**IN RE: ESTATE OF DAVID ALLEN NORMAN, Deceased.**

The administration of the estate of DAVID ALLEN NORMAN, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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

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

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

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

**Signed by:**  
**Diane Barneski**  
**Personal Representative**  
1639 San Jose Blvd.  
Holly Hill, FL 32117

/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@cf.rr.com  
2nd E-Mail: brobins@cf.rr.com  
Attorney for Personal Representative  
March 20, 27, 2025 25-001281

SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.**

**CASE NO. 2023 11127 CIDL**  
**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. STEPHANIE C. EDNEY, et. al., Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023 11127 CIDL of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, and STEPHANIE C. EDNEY, et. al., are Defendants, Clerk of Court, Laura E. Roth, will sell to the highest bidder for cash at, WWW.VOLUSIA.REALFORECLOSE.COM, at the hour of 11:00 AM, on the 3rd day of April, 2025, the following described property:  
LOT 44, BLOCK 21 OF DELEON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 37, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS THE EAST 15.35 FEET THEREOF  
Any person claiming an interest in the sur-

plus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 4th day of March, 2025.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH, SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
Karissa.Chin-Duncan@gmlaw.com  
Email 2:  
gmforeclosure@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
36615.0111 /JSchwartz  
March 13, 20, 2025 25-001011

SECOND INSERTION

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

**CASE NO. 2024 13885 CICI**  
**HARVEY SCHONBRUN, AS TRUSTEE, Plaintiff, vs. WILLIAM CHARLES SMITH, Defendant.**

Notice is hereby given that, pursuant to a Summary Final Judgment of Foreclosure entered in the above styled cause, the Office of the Clerk of the Circuit Court will sell the property situate in Volusia County, Florida, described as:

A portion of Government Lots 3 and 4, Section 28, Township 24 South, Range 32 East, described as follows: Commence at the Northwest corner of Lot 22, Tropical Mobile Home Village, as recorded in Plat Book 29, Page 2, Public Records of Volusia County, Florida, as a point of reference; thence North 88 degrees 48 minutes 00 seconds East a distance of 202.65 feet; thence North 25 degrees 41 minutes 00 seconds West a distance of 285.00 feet to the Point of Beginning; thence continue North 25 degrees 41 minutes 00 seconds West a distance of 75 feet; thence North 63 degrees 22 minutes 14 seconds West a distance of 91.89 feet; thence South 19 degrees 29 minutes 47 seconds East a distance of 76.71 feet; thence South 67 degrees 43

FIRST INSERTION

**SUNGATE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Sungate Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Daytona Beach, Volusia County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 (“District Manager”), in an envelope marked on the outside “Auditing Services, Sungate Community Development District.” Proposals must be received by 12:00 p.m. on March 27, 2025 at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.  
District Manager  
March 20, 2025 25-001181

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. 2021 11383 CIDL**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KAREN AYTES-ROCHESTER, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2022, and entered in 2021 11383 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KAREN AYTES-ROCHESTER 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 April 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, DELEON OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 40, PAGE 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 5025 DELEON OAKS CT, DE LEON SPRINGS, FL 32130

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.

Dated this 17 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  
20-011065-MaM  
March 20, 27, 2025 25-001241



**SAVE TIME**  
Email your Legal Notice  
legal@observerlocalnews.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2025 10694 PRDL**  
**IN RE: ESTATE OF JOYCE ANN HILLSMAN Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joyce Ann Hillsman, deceased, File Number 2025 10694 PRDL by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was December 6, 2024; that the total value of the estate is \$Exempt Property and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Michael Dillon  
 696 Jamestown Blvd., APT 1299  
 Altamonte Springs, FL 32771

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is March 13, 2025.

**Michael Dillon**  
 696 Jamestown Blvd.  
 APT 1299  
 Altamonte Springs, Florida 32771  
 Attorney for Person Giving Notice  
 /s/ Stuart Glenn  
 STUART GLENN, ESQ.  
 Attorney  
 Florida Bar Number: 0102192  
 1728 Salem Dr.  
 Orlando, FL 32807  
 Telephone: (407) 632-1000  
 E-Mail: stuart@myorlandolaw.com  
 Secondary E-Mail:  
 irene@myorlandolaw.com  
 March 13, 20, 2025 25-001021

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024 14500 PRDL**  
**Division 10**  
**IN RE: ESTATE OF EVELYN B. KAISER Deceased.**

The administration of the estate of Evelyn B. Kaiser, deceased, whose date of death was December 23, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Michael J. Sekera**  
 370 Lowell Road  
 Sayville, New York 11782  
 Attorney for Personal Representative:  
 Rodolfo Suarez Jr. Esq.,  
 Attorney  
 Florida Bar Number: 013201  
 9100 South Dadeland Blvd, Suite 1620  
 Miami, Florida 33156  
 Telephone: 305-448-4244  
 E-Mail: rudy@suarezlawyers.com  
 Secondary E-Mail:  
 eservice@suarezlawyers.com  
 March 13, 20, 2025 25-001041

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024 14522 PRDL**  
**Division 10**  
**IN RE: ESTATE OF SHARON LEE MUNSON Deceased.**

The administration of the estate of Sharon Lee Munson, deceased, whose date of death was October 12, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Jennifer Lynn Cunningham**  
 6744 Ferri Circle  
 Port Orange, Florida 32128  
 Attorney for Personal Representative:  
 Rodolfo Suarez Jr. Esq.,  
 Attorney  
 Florida Bar Number: 013201  
 9100 South Dadeland Blvd, Suite 1620  
 Miami, Florida 33156  
 Telephone: 305-448-4244  
 E-Mail: rudy@suarezlawyers.com  
 Secondary E-Mail:  
 eservice@suarezlawyers.com  
 March 13, 20, 2025 25-001051

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2024-10270 PRDL**  
**Division 10**  
**IN RE: ESTATE OF LUIS ALFREDO VEGERANO, SR., A/K/A LUIS A. VEGERANO, SR., Deceased.**

The administration of the estate of LUIS ALFREDO VEGERANO, SR. A/K/A LUIS A. VEGERANO, SR. deceased, whose date of death was April 10, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 32720. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 6th day of November, 2024.

**EMILY VEGERANO**  
**Personal Representative**  
 149 Beacon Lane  
 Wappingers Falls, NY 12590  
 R. KEVIN KOREY, ESQUIRE  
 Attorney for Personal Representative  
 Florida Bar No. 89108  
 ROBERT KIT KOREY, P. A.  
 595 W. Granada Blvd.  
 Suite A  
 Ormond Beach, FL 32174  
 Telephone: (386) 677-3431  
 Email: Kevin@koreylawpa.com  
 Secondary Email:  
 Michele@koreylawpa.com  
 March 13, 20, 2025 25-001031

FOURTH INSERTION

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

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

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

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

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

3. YOU ARE HEREBY further 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 25-000861

FOURTH INSERTION

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

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


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

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

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

3. YOU ARE HEREBY further 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 25-000871

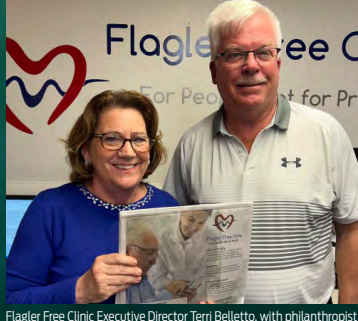


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## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

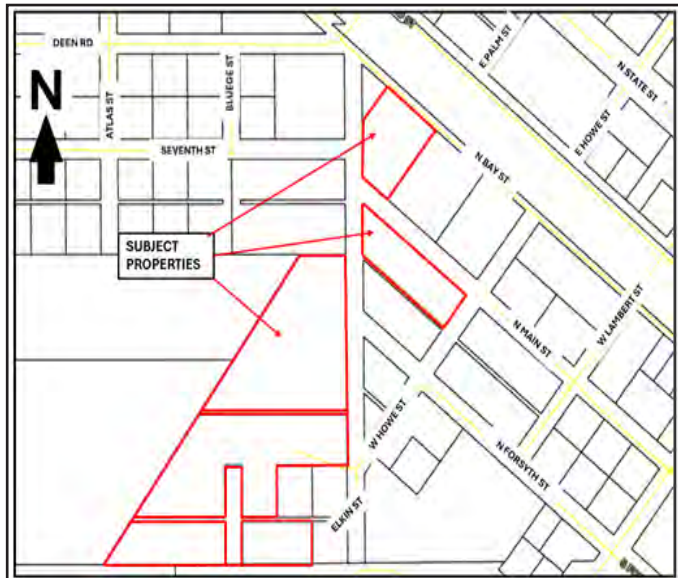
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of April 2025, for the purpose of hearing a request to modify the approved special exception for the Phoenix Crossings development (Application No. SE 2023-08), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

SE 2023-08

#### REQUESTING MODIFICATION TO AN APPROVED SPECIAL EXCEPTION FOR THE PHOENIX CROSSINGS DEVELOPMENT.

**ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE** as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Mar. 20 25-00076F

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of April 2025, for the purpose of hearing a special exception to operate a material recovery facility for wood recycling and composting (Application No. SE 2025-01), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

SE 2025-01

#### REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE TO OPERATE A MATERIAL RECOVERY FACILITY FOR WOOD RECYCLING AND COMPOSTING ON PROPERTY ZONED AG&S, LOCATED AT 10900 STATE HIGHWAY 100 WEST.

**ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE** as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Mar. 20 25-00075F

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION CASE NO: 2024 CP 000863 DIVISION: 48 IN RE: ESTATE OF JANETTE ELIZABETH VAN DYKE, Deceased.

The administration of the estate of Janette Elizabeth Van Dyke, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
Elliott M. Van Dyke,  
Personal Representative  
20 Birthstone Way,  
Palm Coast, FL 32137

/s/ Sherrille D. Akin  
Sherrille D. Akin  
Florida Bar No. 826812  
600 W. New York Ave.  
DeLand, Florida 32720  
Tel: (386) 738-5599  
Primary Email: [sakin@akin-law.com](mailto:sakin@akin-law.com)  
Alternate Email: [service@akin-law.com](mailto:service@akin-law.com)  
Alternate Email: [service2@akin-law.com](mailto:service2@akin-law.com)  
Attorney for Personal Representative  
March 20, 27, 2025 25-00080G

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE 7th JUDICIAL CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No.: 18-2025-CP-000156 Division: 48 IN RE: ESTATE OF BRIAN RICHARD REILLY Deceased.

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

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

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

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

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

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

**Personal Representative:**  
Tracy Colby  
4580 County Rd. 305  
Bunnell, FL 32110

Attorney for Personal Representative:  
Aliana M. Payret  
Email Address: [apayret@lawdrive.com](mailto:apayret@lawdrive.com)  
Florida Bar No. 104377  
Robinson, Pecaro & Mier, P.A.  
201 N. Kentucky Avenue, #2  
Lakeland, FL 33801  
March 20, 27, 2025 25-00079G

### FIRST INSERTION

#### NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on February 28, 2025:

Moishe Goldshmidt, Belle Terre Holdings LLC, 36 Charming Way, Lakewood, NJ 08701-5450 permit#213576-1. The project is located in Flagler County, Section 30, 19, Township 12 South, Range 31 East. The permit authorizes a surface water management system on 32.82 acres for the construction and operation of a stormwater management system known as Belle Terre Estates. The receiving water body is Gore Lake.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at [clerk@sjrwm.com](mailto:clerk@sjrwm.com), within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. - 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [www.sjrwm.com](http://www.sjrwm.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.)**

If you wish to do so, please visit [http://www.sjrwm.com/nor\\_dec/](http://www.sjrwm.com/nor_dec/) to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

March 20, 2025 25-00085G

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

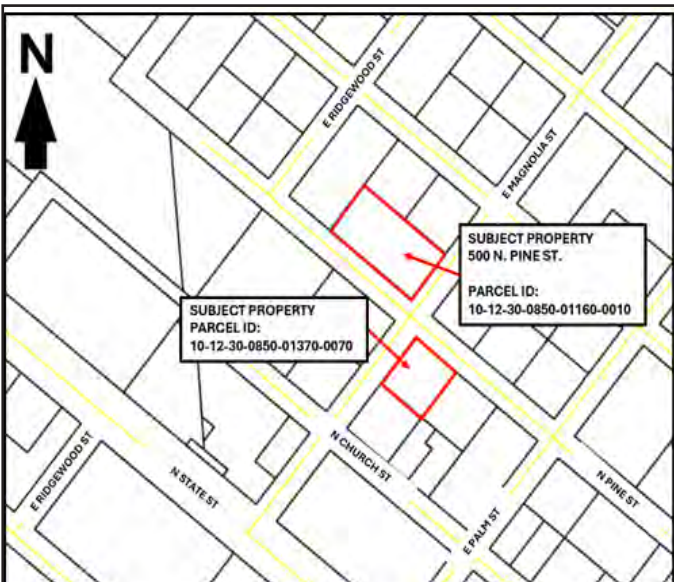
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of April 2025, for the purpose of hearing a special exception to operate a church (Application No. SE 2025-02), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

SE 2025-02

#### REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE TO OPERATE A CHURCH ON PROPERTY ZONED R-1, LOCATED AT 500 NORTH PINE STREET.

**ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE** as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Mar. 20 25-00077F

### FIRST INSERTION

#### COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Colbert Landings Community Development District (the "District"), located in Flagler County, will hold Regular Meetings for the remainder of Fiscal Year 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110 on the following dates:

April 3, 2025  
May 1, 2025  
June 5, 2025  
August 7, 2025  
September 4, 2025

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
March 20, 2025 25-00083G

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No.: 18-2025-CP-000011-XXXX-01 Division: Probate IN RE: ESTATE OF MARSHA LOUISE WIGGAM, Deceased.

The administration of the estate of Marsha Louise Wiggam, deceased, who died on November 8, 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 are set forth below.

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 732.221.

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

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

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

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

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

**Personal Representative:**  
Robert Scott Gray  
Attorney for Personal Representative:  
/s/ Dan W. Armstrong  
Dan W. Armstrong  
Attorney for Personal Representative  
Florida Bar No. 506613  
Law Offices of Dan W. Armstrong, P.A.  
P.O. Box 1535  
Ponte Vedra Beach, FL 32004-1535  
Telephone: (904) 280-0058  
Fax: (904) 280-0109  
March 20, 27, 2025 25-00086G

### FIRST INSERTION

#### COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Colbert Landings Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Clay County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Colbert Landings Community Development District." Proposals must be received by 12:00 p.m., on March 27, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager  
March 20, 2025 25-00084G

The Observer  
is now offering  
Tributes to  
honor your  
loved ones.

Visit  
[ObserverLocalNews.com/tributes](http://ObserverLocalNews.com/tributes)  
to submit your tribute

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](mailto: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!

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

**OFFICIAL  
COURT  
HOUSE  
WEBSITES:**

**FLAGLER COUNTY**  
[flaglerclerk.com](http://flaglerclerk.com)

**VOLUSIA COUNTY**  
[clerk.org](http://clerk.org)

## SUBSEQUENT INSERTIONS

**FIRST INSERTION**  
**NOTICE OF ADMINISTRATIVE COMPLAINT**  
**To: Private Eyes, Inc**  
**Case: CD202410650/B 3300290**  
 An Administrative Complaint to revoke your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.  
 Mar. 20, 27; Apr. 3, 10, 2025 25-00082G

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Doyle's Automotive gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 4/15/25 at 9:00 AM at 709 N State St, Bunnell, FL 32110-8052 due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 1HD1KRM18FB703024 2015 HD \$8,332.05  
 March 20, 2025 25-00081G

**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 **Aviata** at Grand Oaks, located at 3001 Palm Coast Parkway SE, 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 13th day of March, 2025  
 County Abstract Title Services LLC  
 Mar. 20 25-00073F

**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 **Cardinal** Care of Florida, located at 1920 SOUTH DAYTONA Avenue, in the city of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 18th day of March, 2025  
 All in 1 Companion Services  
 Mar. 20 25-00074F

**SECOND INSERTION**  
**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**  
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**CIVIL ACTION**  
**CASE NO.: 2022-CA-000631**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE1, Plaintiff, vs.**  
**SUSAN E. MUNGERSON-MALONE A/K/A SUSAN E. MUNGERSON, et al, Defendant(s).**  
 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 11, 2025 and entered in Case No. 2022-CA-000631 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1, is the Plaintiff and Susan E. Mungerson-Malone a/k/a Susan E. Mungerson, Laddy Cyril Malone, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclosure.com, Flagler County, Florida at 11:00AM on the April 11, 2025 the following described property as set forth in said Final Judgment of Foreclosure:  
 LOT 21 OF OAK RIDGE ACRES UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 37, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.  
 A/K/A 354 BRIDLE PATH LN, ORMOND BEACH, FL 32174  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 ATTENTION: PERSONS WITH DISABILITIES

## SUBSEQUENT INSERTIONS

**SECOND INSERTION**  
**NOTICE TO CREDITORS (Summary Administration)**  
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025 CP 30**  
**Division 48**  
**IN RE: ESTATE OF MICHAEL P. SEELEY Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Michael P. Seeley, deceased, File Number 25CP30, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was May 15, 2024; that the total value of the exempt and non-exempt assets of the estate is \$185,718 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Ronda R. Seeley  
 8 Shinnecock Drive  
 Palm Coast, Florida 32137

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is March 13, 2025.

**Person Giving Notice:**  
**Ronda R. Seeley**  
 8 Shinnecock Drive  
 Palm Coast, Florida 32137  
 Attorney for Person Giving Notice  
 Diane A. Vidal, Attorney  
 Florida Bar Number: 1008324  
 CHIUMENTO LAW  
 145 City Place, Suite 301  
 Palm Coast, FL 32164  
 Telephone: (386) 445-8900  
 Fax: (386) 445-6702  
 E-Mail: DVIDal@legalteamforlife.com  
 Secondary E-Mail:  
 Proserv@legalteamforlife.com  
 March 13, 20, 2025 25-00067G

### FOURTH 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 SO 89° 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 89° 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. 25 CP 88**  
**Division 48**  
**IN RE: ESTATE OF OPHELIA CORDERO Deceased.**

The administration of the estate of Ophelia Cordero, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Anthony R. Cordero**  
 357 30th Street  
 San Francisco, California 94131  
 Attorney for Personal Representative:  
 Diane A. Vidal, Attorney  
 Florida Bar Number: 1008324  
 CHIUMENTO LAW  
 145 City Place, Suite 301  
 Palm Coast, FL 32164  
 Telephone: (386) 445-8900  
 Fax: (386) 445-6702  
 E-Mail: DVIDal@legalteamforlife.com  
 Secondary E-Mail:  
 Proserv@legalteamforlife.com  
 March 13, 20, 2025 25-00069G

### SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025-CP-000023**  
**Division 48**  
**IN RE: ESTATE OF JAMES HENRY DERICKSON, Deceased.**

The administration of the estate of JAMES HENRY DERICKSON, deceased, whose date of death was January 4, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Kathleen Sue Derickson**  
 19 Comet Court  
 Palm Coast, FL 32137  
 Attorneys for Personal Representative:  
 JAMES W. GOODWIN, III, ESQUIRE  
 Florida Bar Number: 105946  
 MATTHEW P. SCHNITZLEIN, ESQUIRE  
 Florida Bar Number: 126463  
 MACFARLANE FERGUSON & MCMULLEN  
 201 N. Franklin Street, Suite 2000  
 Tampa, FL 33602  
 Telephone: (813) 273-4360  
 Fax: (813) 273-4500  
 E-Mail: jwg3@macfar.com  
 mps2@macfar.com  
 Secondary E-Mail: lmm@macfar.com  
 March 13, 20, 2025 25-00071G

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No.: 2025-CP-000069**  
**Division: 48**  
**IN RE: ESTATE OF THOMAS RANDOLPH MERRILL, Deceased.**

The administration of the estate of THOMAS RANDOLPH MERRILL, deceased, whose date of death was December 25, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building # 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 13, 2025.

**Personal Representative:**  
**/s/ Buffy R. Holcomb**  
**Buffy R. Holcomb**  
 6222 Bridlewood Lane  
 Brentwood, TN 37027  
 Attorney for Personal Representatives:  
 /s/ Eric L. Hearn  
 Eric L. Hearn  
 Florida Bar No. 0094269  
 Moseley, Prichard,  
 Parrish, Knight & Jones, P.A.  
 501 W. Bay Street, Second Floor  
 Jacksonville, Florida 32202  
 Telephone: (904) 421-8424  
 March 13, 20, 2025 25-00070G

### SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024 CP 000932**  
**Div. 48**  
**IN RE: ESTATE OF LINDA J. PILLAR, Deceased.**

The administration of the estate of Linda J. Pillar, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 2769 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.

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

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

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

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

NOTWITHSTANDING THE TIME 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 13, 2025.

**Personal Representative:**  
**Martin Pillar**  
 Address: 168 Reutemann Road  
 North Stonington, CT 06359  
 Attorney for Personal Representative:  
 Stephanie M. Pillar, Esq.  
 Email: AttorneyPillar@gmail.com  
 Florida Bar No. 85196  
 Address: PO Box 36  
 Valrico, FL 33595  
 March 13, 20, 2025 25-00077G

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT IN AN FOR FLAGLER COUNTY, FLORIDA  
**File No. 2025-CP000077**  
**Division 48**  
**IN RE: ESTATE OF THOMAS JAMES O'HANLON, Deceased.**

The administration of the estate of THOMAS JAMES O'HANLON, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 13, 2025.

**Personal Representative:**  
**Thomas Jay O'Hanlon**  
 24 Coquina Ridge Way  
 Ormond Beach, FL 32174  
 Attorney for Personal Representative:  
 Melvin D. Stack  
 E-mail Addresses: Service.melstack.com,  
 Connie@melstack.com  
 Florida Bar No. 0297798  
 Every & Stack  
 444 Seabreeze Blvd., Ste 1003  
 Daytona Beach, FL 32118  
 Telephone: (386) 255-1925  
 March 13, 20, 2025 25-00078G

### SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**Case No.: 2024-CP-000094**  
**Division PROBATE**  
**IN RE: ESTATE OF JACQUELINE JEAN PAUL, Deceased.**

The administration of the estate of Jacqueline Jean Paul, deceased, whose date of death was February 13, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd Ste 1, Bunnell, FL 32110, File No. 2024 CP 000914. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representatives:**  
**Galy Louis**  
 59 Marcy Ave.  
 East Orange, NJ 07017  
 Attorney for Personal Representative:  
 Michael Hernandez, Esq.  
 Attorney for the Petitioner  
 Florida Bar No. 1011645  
 HERNANDEZ LEGAL, P.A.  
 1 Alhambra Plaza, PH Floor  
 Coral Gables, FL 33134  
 mh@hernandezlegalpa.com  
 Office: (305) 701-4015  
 March 13, 20, 2025 25-00076G

### SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025 CP 04**  
**Division 48**  
**IN RE: ESTATE OF GEORGE CHESTER, JR. Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of George Chester, Jr., deceased, File Number 2025 CP 04, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bunnell, FL 32110; that the decedent's date of death was August 17, 2024; that the total value of the exempt and non-exempt assets of the estate is \$296,567.65 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
 Joyful-Dorothy S. Pulliam  
 570 Winchester Dr. #109  
 Oxnard, CA 93036  
 Jorge Hayato Arakaki  
 215 Roaming Drive  
 Hutto, TX 78634  
 Joel Chester  
 Chatan-cho Mihama 14-1,  
 Mihama Danchi 1-910,  
 Okinawa, Japan 904-0015  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other

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

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

The date of first publication of this Notice is March 13, 2025.

**Person Giving Notice:**  
**Joyful-Dorothy S. Pulliam**  
 570 Winchester Dr. #109  
 Oxnard, California 93036  
 Attorney for Person Giving Notice  
 Diane A. Vidal, Attorney  
 Florida Bar Number: 1008324  
 CHIUMENTO LAW  
 145 City Place, Suite 301  
 Palm Coast, FL 32164  
 Telephone: (386) 445-8900  
 Fax: (386) 445-6702  
 E-Mail: DVIDal@legalteamforlife.com  
 Secondary E-Mail:  
 Proserv@legalteamforlife.com  
 March 13, 20, 2025 25-00068G

### SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
**CASE NO. 2024 CP 000914**  
**DIVISION 48**  
**IN RE: ESTATE OF YAKOV SEMEMOVICH BRYANTS, Deceased.**

The administration of the estate of YAKOV SEMEMOVICH BRYANTS, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd Ste 1, Bunnell, FL 32110, File No. 2024 CP 000914. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

Pursuant to Section 125.66 and Section 333.05(1), Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance affecting the actual list of permitted, conditional, or prohibited uses within the unincorporated area of Flagler County and titled similar to:

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

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

BOARD OF COUNTY COMMISSIONERS - First Reading - Monday, April 7, 2025 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSIONERS - Second Reading and Adoption - Monday, April 21, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

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

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Mar. 13/20 25-00068F

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000596 IN RE: ESTATE OF JOHN MICHAEL HELMNS a/k/a JOHN M. HELMNS a/k/a JOHN HELMNS, Deceased.

The administration of the Estate of John Michael Helmns a/k/a John M. Helmns a/k/a John Helmns, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Building 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Robert Helmns 7 Diamond Leaf Way Palm Coast, Florida 32137 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 10223229 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atacauselaw.com Secondary E-Mail: Ashley.cribbis@atacauselaw.com March 13, 20, 2025 25-00062G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 051 Division 48 IN RE: ESTATE OF JANICE E. REITER-MARTIN Deceased.

The administration of the estate of Janice E. Reiter-Martin, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

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

Personal Representatives: Arnold E. Reiter 135 Chestnut Ridge Road Suite 200 Montvale, New Jersey 07645 Gloria M. Harris 5377 347th Place SE Fall City, WA 98024 Attorney for Personal Representatives: Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: Dvidal@legalteamforlife.com Secondary E-Mail: Proserv@legalteamforlife.com March 13, 20, 2025 25-00063G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA. CASE NO.: 2025 CP 000104 DIVISION: 48 IN RE: ESTATE OF RUTH BLOOM MARKS, Deceased.

The administration of the estate of RUTH BLOOM MARKS, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court of Flagler County, Florida, Probate Division, the address of which is Flagler County Courthouse, 1769 E. Moody Blvd., 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of the decedent's death is January 26, 2025.

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

STEVEN H. MARKS, Personal Rep 5655 John Anderson Hwy Flagler Beach, FL 32136 WILLIAM S. FRAZIER, ESQUIRE Attorney for Personal Representative Fla. Bar No: 0080373 1919-8 Blanding Boulevard Jacksonville, FL 32210 (904) 384-1441 rgfpleadings@gmail.com March 13, 20, 2025 25-00064G

SAVE TIME Email your Legal Notice legal@observerlocalnews.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO: 2025 CP 000025 DIVISION: 48 IN RE: ESTATE OF STEPHEN JOSEPH YATWA

The formal administration for the estate of Stephen Joseph Yatwa, deceased, whose date of death was November 24, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 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.

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.

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

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

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

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

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

Personal Representatives: Maureen Yatwa 1913 Barham Court Saint Johns, Florida 32259 Steve Yatwa 1913 Barham Court Saint Johns, Florida 32259 Attorney for Personal Representatives: Tod R. Smith (FBN - 0791040) Email: tsmith@kohlandsmith.com Secondary: tsmith@stjohnslaw.com Law Offices of Kohl, Smith & Sager 1637 Race Track Rd., Suite 206 Saint Johns, FL 32259 Telephone: (904) 230 3200 March 13, 20, 2025 25-00065G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000071 IN RE: ESTATE OF DYLAN JOSEPH OSBORNE, Deceased.

The administration of the estate of DYLAN JOSEPH OSBORNE, deceased, whose date of death was September 16, 2024; File Number 2025-CP-000071, is pending in the Circuit Court for Flagler County, Florida, PROBATE Division, the address of which is 1769 East Moody Boulevard, Building 1, Bunnell, FL 32110. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Signed on February 24, 2025. DOUGLAS A. COHEN, ESQ. Personal Representative Sean F. Bogle, Esq. Email: sean@boglelawfirm.com Florida Bar No. 0106313 Douglas A. Cohen, Esq. Email: doug@boglelawfirm.com Florida Bar No.: 124063 Attorneys for Petitioner BOGLE LAW FIRM 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302 March 13, 20, 2025 25-00066G

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