# SIDE LINES

# **Inter-United 2009** girls win USYS Commissioner's Cup

The Inter-United Soccer Club of Palm Coast 2009 girls team (16U) won the United States Youth Soccer Commissioner's Cup championship on April 6 in Auburndale.

The Inter-United team won the Region B championship to advance to the Commissioner's Cup state championship. They won the title over the other region winners — Orlando, North Port, Cape Coral..

# Seabreeze to host district championship

Seabreeze will host Belleview in the District 5-5A baseball championship on Thursday, April 17, at 7 p.m.

The Sandcrabs defeated Matanzas 13-1 in the semifinals on April 15. The Pirates defeated

Gainesville 5-3 on the road in a quarfinal game on April 14

The Inter-United Soccer Club of Palm Coast 2009 girls team (16U) won the United States Youth Soccer Commissioner's Cup championship on April 6. Courtesy photo by Keri Sammons

### for just their second win of the season.

Seabreeze had defeated Matanzas twice during the regular season but by one run each time, including a game that went extra innings. This time, the Sandcrabs knocked out 10 hits in the five-inning game. Tommy Hayes gave up one run on three hits.

# **FPC upsets No. 1** seed Creekside

Flagler Palm Coast upset No.1 seed Creekside in the District 1-7A baseball tournament on April 15 to advance to the district championship game. The Bulldogs, seeded

fourth in the tournament, defeated the Knights 9-4 on Creekside's home field. Adam Kleinfelder went

3-for-4 with a double and scored two runs for the

Bulldogs. The senior also pitched 2.2 shutout innings in relief of starter Reggie Bass. Carson Flis went 2-for-4 with four RBIs and two runs scored. Logan Shudy also haad two hits. Brenin Striplin drove in two runs.

The Bulldogs (10-16) scored five runs in the third inning. They were scheduled to travel to No. 2 seed Atlantic Coast on Wednesday, April 16 for the district championship.

# **Cordes wins** two golds and a silver at World **Masters Athletics Championships**

Suzanne Cordes of Daytona Beach won two gold medals and a silver at the World Masters Athletics Indoor Championships March 22-23 in Gainesville.

She earned a gold medal win the women's 65-69 age group in the 8K cross country championship. Sharing the United States team gold in

the event with Cordes were Kitty Musante of New Smyrna Beach and Diane Rothman of New Jersey. Cordes placed first in the age group in the event with a time of 39:56 to secure a second gold medal.

She won silver in the 3,000-meter indoor race in the 65-69 age group and placed fourth in the 1,500-meter race.

"I'm so proud to be part of this amazing event and to represent our country and community on the world stage," Cordes said.



Suzanne Cordes won two gold medals and a silver medal at the World Masters Athletic Championships in Gainesville. Courtesy photo

Find your notices online at: ObserverLocalNews.com, FloridaPublicNotices.com and BusinessObserverFL.com

# **PUBLIC NOTICES**

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

# VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10768 PRDL Division 10 IN RE: ESTATE OF MARGARET LYNN JONES, aka MARGARET L. JONES A/K/A MARGARET L. JONES CARTER Deceased.

The administration of the estate of MARGARET LYNN JONES, also known as MARGARET L. JONES A/K/A MAR-GARET L. JONES CARTER, deceased, whose date of death was February 17, 2025, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10789 PRDL Division 10 IN RE: ESTATE OF FRED HORACE JONES JR., aka FRED H JONES, AKA FRED JONES Deceased.

The administration of the estate of FRED HORACE JONES JR., also known as FRED H JONES, AKA FRED JONES, deceased, whose date of death was January 13, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10848 PRDL Division 10 IN RE: ESTATE OF JENNIFER LUANNE HILL, Deceased.

The administration of the estate of JENNIFER LUANNE HILL, deceased, whose date of death was February 3, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 10317 PRDL **DIVISION: 10** a/k/a CURTIS S. FOSTER,

All creditors of the decedent and other ersons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10789 PRDL Division 10 IN RE: ESTATE OF FRED HORACE JONES JR. aka FRED H JONES, AKA FRED JONES Deceased.

The administration of the estate of FRED HORACE JONES JR., also known as FRED H JONES, AKA FRED JONES, deceased, whose date of death was January 13, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10848 PRDL Division 10 IN RE: ESTATE OF JENNIFER LUANNE HILL,

THURSDAY, APRIL 17, 2025

Deceased. The administration of the estate of JEN-NIFER LUANNE HILL, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., De-Land, 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 F OR 30 DAVS DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE. 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.

IN RE: ESTATE OF CURTIS STANTON FOSTER Deceased. The administration of the estate of CUR-

TIS STANTON FOSTER, a/k/a CURTIS S. FOSTER, deceased, whose date of death was January 2, 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.

FIRST INSERTION

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 NO-TICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: April 17, 2025.

Signed on this 11 day of April, 2025. MICHAEL P. JONES

Personal Representative 5840 Wildwood Drive

Fairview, Pennsylvania 16415 Robert Kit Korey Attorney for Personal Representative Florida Bar No. 147787 Robert Kit Korey, P.A. 595 W. Granada Blvd. Ste. A Ormond Beach, FL 32174 Telephone: 386-677-3431 Email: kit@koreylawpa.com Secondary Email: dwargo@koreylawpa.com April 17, 24, 2025 25-00170I OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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: April 17, 2025.

#### CARL WILLIAM MOON Personal Representative

Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com 25-00167I April 17, 24, 2025

NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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: April 17, 2025. WESTON DOWNING COY

Personal Representative HEIDI S. WEBB Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Davtona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com

April 17, 24, 2025

25-00172I

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

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

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

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

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

The date of first publication of this notice is April 17, 2025. Signed by: /s/ Danielle J. Palmer Danielle J. Palmer, Personal Representative 714 Halsbury Avenue Hendersonville, NC 28791 /s/ Fred B. Share FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative 25-00168I April 17, 24, 2025

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 NO-TICE.

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 no-

tice is: April 17, 2025.

#### CARL WILLIAM MOON

Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com 25-00173I April 17, 24, 2025

The date of first publication of this notice is: April 17, 2025.

WESTON DOWNING COY Personal Representative HEIDI S. WEBB Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com April 17, 24, 2025 25-00166I



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NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10394 CICI CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. LISA T. BURNSED A/K/A LISA BURNSED; UNKNOWN SPOUSE OF LISA T. BURNSED A/K/A LISA BURNSED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH, UNDER OR AGAINST THE ESTATE OF BOBBY D. NEWBY, DECEASED; SPRINGWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 Bobby D. Newby, deceased 188 Moonstone Court

Port Orange, Florida 32129 YOU ARE NOTIFIED that an action to

foreclose a mortgage on the following described property in Volusia County, Florida: LOT, 188, PROPOSED SPRING-

WOOD VILLAGE SUBDIVISION UNIT #2 BEING A PART OF LOT 3, BLOCK 16, DUNLAWTON SUB-DIVISION AS SHOWN ON MAP IN DEED BOOK 'M' PAGE 187 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICU-LARLY DESCRIBED AS FOL-LOWS:

COMMENCE AT THE INTERSEC-TION OF THE NORTH LINE OF LOT 3, BLOCK 16, DUNLAWTON SUBDIVISION AND THE WEST-ERLY R/W OF JACKSON ST., A 30 FOOT R/W AS SHOWN ON MAP OF DUNLAWTON SUBDIVSION; THENCE S 25' 46' 37' E ALONG THE WESTERLY R/W OF JACK-SON ST., A DISTANCE OF 650.47 FEET; THENCE S 64' 13' 23' W, A DISTANCE OF 306.50 FEET FOR

THENCE S 25' 46' 37' E, A DIS-TANCE OF 55 FEET; THENCE S 64' 13' 23' W, A DISTANCE OF 46.50 FEET; THENCE N 25 DE-GREES 46' 37' W, A DISTANCE OF 55 FEET; THENCE N 64 DE-GREES 13' 23' E, A DISTANCE OF 46.50 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT OF USE MOON-STONE CT. AS DESCRIBED ON THE ATTACHED SHEET. LEGAL DESCRIPTION OF MOONSTONE COURT AN 85 FOOT STRIP OF LAND FOR PARKING AND DRIVEWAY PUR-POSES BEING A PART OF PRO-POSED SPRINGWOOD UNIT 2 AND BEING DESCRIBED AS FOLLOWS: PART OF LOT 3, BLOCK 16 AND LOT 2, BLOCK 17 AND ALSO PART OF HARWOOD AVE., DUN LAWTON SUBDI-VISION AS SHOWN ON MAP IN DEED BOOK 'M", PAGE 187, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BE-ING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS; COM-MENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 16, PREVIOUSLY DESCRIBED, THENCE S 25 DEGREES 46' 37' E ALONG THE WESTERLY R/WOF JACKSON ST., A 30 FOOT R/W AS NOW LAID OUT.A DISTANCE OF 427.47 FEET FOR THE POINT OF BEGINNING; THENCE S 64 DE-GREES 13' 23' W, A DISTANCE OF 10 FEET TO A POINT OF CURVA-TURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CEN-TRAL ANGLE OF 90 DEGREES, A RADIUS OF 2S FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVI-OUSLY DESCRIBED CURVES 64 DEGREES 13' 23' W, A DISTANCE OF 357 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE HAVING A CEN-

THE POINT OF BEGINNING;

SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVI-OUSLY DESCRIBED CURVE S 25 DEGREES 46' 37' E, A DISTANCE OF 176 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE HAVING A CEN-TRAL ANGLE OF 90 DEGREES. A RADIUS OF 110 FEET, AN ARC LENGTH OF 172.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE ALONG THE TANGENT OF THE PREVI-**OUSLY DESCRIBED CURVE N 64** DEGREES 13' 23' E, A DISTANCE OF 357.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES, A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 64 DEGREES 13' 23' E, A DISTANCE OF 10 FEET TO THE SAID WESTERLY R/W OF JACKSON ST.; THENCE N 25 DE-GREES 46° 37' W ALONG SAID RN/, A DISTANCE OF 135 FEET; THENCE S 64 DEGREES 13' 23' W. A DISTANCE OF 10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DE-GREES, A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGEN-CY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVES 64 DEGREES 13' 23' W, A DISTANCE OF 357 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CEN-TRAL ANGLE OF 90 DEGREES A RADIUS OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVE N 25 DE-GREES 36' 37' W, A DISTANCE OF 176 FEET TOA POINT OF CUR-VATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DE-GREES, A RADIUS OF 25 FEET,

FIRST INSERTION

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10942 PRDL Division 10 IN RE: ESTATE OF DEBBIE LYNN HETTLER Deceased.

The administration of the estate of DEBBIE LYNN HETTLER, deceased, whose date of death was November 24. 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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

written demand is made by a creditor as specified under s. 732.2211, Florida Stat-

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

TRAL ANGLE OF 90 DEGREES,

A RADIUS OF 110 FEET, AN ARC LENGTH OF 172.79 FEET TO

THE POINT OF TANGENCY OF

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 April 17, 2025.

Personal Representative: Minda Cutcher c/o Legacy Law Associates, P.L. 313 South Palmetto Avenue

Daytona Beach, FL 32114 Attorney for Personal

Representative: W. Denis Shelley, Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 South Palmetto Avenue Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: shelley@legacylaw313.com Secondary E-Mail: troy@legacylaw313.com

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No.2025 10766 Division 10 IN RE: ESTATE OF KEVIN ARTHUR BRANTELL, Deceased.

The administration of the estate of KEVIN ARTHUR BRANTELL, deceased, whose date of death was October 8, 2024, 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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: April 17, 2025. Signed on this 5 day of March, 2025. KARRIE CRONKHITE Personal Representative 12562 Wheeler Road Medina, NY 14103 Robert Kit Korey Attorney for Personal Representative Florida Bar No. 147787 Robert Kit Korey, P.A. 595 W Granada Blvd Ste A Ormond Beach, FL 32174 Telephone: 386-677-3431 Email: kit@koreylawpa.com Secondary Email: dwargo@koreylawpa.com April 17, 24, 2025 25-00165I

AN ARC LENGTH OF 39.27 FOOT TO THE POINT OF TANGEN-CY OF SAID CURVE; THENCE ALONG THE TANGENT OF THE PREVIOUSLY DESCRIBED CURVE N 64 DEGREES 13' 23' E, A DISTANCE OF 357 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES A RADI-US OF 25 FEET, AN ARC LENGTH OF 39.27 FEET TO THE POINT OFT ANG ENCY OF SAID CURVE; THENCE N 64 DEGREES 13' 23" A DISTANCE OF 10 FEET TO THE SAID WESTERLY R/W OF JACK-SON ST. THENCE N 25 DEGREES 46' 37' W ALONG SAID R/W, A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING. Street Address: 188 Moonstone

Court, Port Orange, Florida 32129

has been filed against you and you are re-quired 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 MAY 22 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 APR 7, 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#:25-400020 April 17, 24, 2025 25-00164I

### FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 10805 PRDL Division: 10 IN RE: ESTATE OF MARK S. OUELLETTE Deceased.

The administration of the estate of MARK S. OUELLETTE, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

TICE. ALL CLAIMS NOT FILED WITHIN HE TIME PERIODS SET FORTH

### FIRST INSERTION Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date May 9th, 2025 @ 10:00 AM at

each individual repair facility. 40635 2018 Nissan VIN#: JN8AY2N-F9JX300171 Repair Facility: Expert Body Shop LLC 108 W Beresford Ave Deland 386-873-7629 Lien Amt \$1,165.08

40636 2010 Mazda VIN#: JM1BL-1H55A1250092 Repair Facility: Expert Body Shop LLC 108 W Beresford Ave Deland 386-873-7629 Lien Amt \$1,065.75 25-00041V Apr. 17

#### FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VA-

LOREM SPECIAL ASSESSMENTS Notice is hereby given that the Deering Park Stewardship District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments

to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on May 13, 2025 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem spe-cial assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of fi-nancing, acquiring, maintaining and/or operating facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, alleys, mobility trails, stormwater management facilities, water distribution system, wastewater system, reclaim water system, landscaping, hardscaping and irrigation system improvements, recreation improvements, street lighting improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be con-ducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in con-

tacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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. Cindy Cerbone

April 17, 24; May 1, 8, 2025 25-00174I

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. 2024 12727 CIDL DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-NLC1, ASSET-BACKED CERTIFICATES, SERIES 2006-NLC1, Plaintiff, vs. HONORIO HERNANDEZ AND NILDA RODRIGUEZ F/K/A NILDA RIVERA. et al. **Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 21, 2025, and entered in 2024 12727  $\operatorname{CIDL}$  of the  $\operatorname{Circuit}$  Court of the  $\operatorname{SEVENTH}$ Judicial Circuit in and for Volusia County. Florida, wherein DEUTSCHE BANK NA-TIONAL TRUST COMPANY, AS TRUST-EE FOR SOUNDVIEW HOME LOAN TRUST 2006-NLC1, ASSET-BACKED CERTIFICATES, SERIES 2006-NLC1 is the Plaintiff and HONORIO HER-NANDEZ; NILDA RODRIGUEZ F/K/A NILDA RIVERA; SMART PROPERTY HOLDINGS LLC; CITY OF DELTONA, FLORIDA 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 May 06, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 9, BLOCK 710, DELTONA LAKES UNIT THIRTY, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 92 THROUGH 95, IN-CLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 930 RADCLIFF ST, DELTONA, FL 32725 Any person claiming an interest in the sur-plus 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 10 day of April, 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 24-222654 - SaR April 17, 24, 2025 25-00169I

# FIRST INSERTION

NOTICE OF PUBLIC SALE Pursuant F.S. 328.17, United American Lien & amp; Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date May 9,2025 @ 10:00 am 3411 NW 9 th Ave #707 Ft Lauderdale FL 33309 V13192 1983 EGG FL4297LL Hull ID#: EGH40529M84B inboard pleasure gas fiberglass 40ft R/O Franklyn Winston Machado Lienor: St Johns River Marina & RV Resort 34526 SR 44 W Deland Apr. 17/24 25-00042W 25-00042V

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 10317 PRDL **DIVISION: 10** IN RE: ESTATE OF CURTIS STANTON FOSTER a/k/a CURTIS S. FOSTER, Deceased.

The administration of the estate of CUR-TIS STANTON FOSTER a/k/a CURTIS S. FOSTER, deceased, whose date of death was January 2, 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

is April 17, 2025.

Signed by: Danielle J. Palmer, Personal Representative 714 Halsbury Avenue Hendersonville, NC 28791

FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative April 17, 24, 2025 25-00171I



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April 17, 24, 2025



25-00176I



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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 no-

tice is April 17, 2025. Personal Representative: DONNA OUELLETTE 556 Aeolian Drive New Smyrna Beach, FL 32168 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Attorney for Personal Representative E-mail Addresses: trwalser@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Ste. 101 Boca Raton, FL 33487 Telephone: (561) 210-5500 25-00175I April 17, 24, 2025

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# INSERTIONS

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2025-10206-PRDL **DIVISION: 10** IN RE: ESTATE OF ZORAIDA LOPEZ, Deceased,

The administration of the estate of ZORAI-DA LOPEZ, deceased, Case Number 2025-10206-PRDL, Division 10, is pending in the Circuit Court of Volusia County, Florida. Probate Division, the address of which is Volusia County Courthouse, P.O. Box 6043, DeLand, Florida 32721, or 101 North Alabama Avenue, DeLand, FL 32724, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER 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 unmatured, 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.

IN NO EVENT SHALL ANY CLAIM BE FILED LATER THAN TWO YEARS AFTER THE DECEDENT'S DATE OF DEATH.

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

The date of the decedent's death is May 10, 2024.

The date of first publication of this notice is April 10, 2025.

# DANIEL LOPEZ

Personal Representative 2563 Spring Lake Road West Jacksonville, FL 32210 WILLIAM S. FRAZIER, ESQUIRE Attorney for Personal Representative Fla. Bar No: 0080373 1919-8 Blanding Boulevard Jacksonville, FL 32210 (904) 384 - 1441wfrazier@dcrlaw.com April 10, 17, 2025 25-00160I

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# SUBSEQUENT INSERTIONS

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SECOND 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. 2024 12445 CIDL SERVBANK, SB,

#### Plaintiff, vs. BRANDON S BILGER A/K/A BRANDON SPENCER BILGER A/K/A BRANDON BILGER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 13, 2025 in Civil Case No. 2024 12445 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein SERVBANK, SB is Plaintiff and Brandon S Bilger a/k/a Brandon Spencer Bilger a/k/a Brandon Bilger, 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 1st day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot "Z", BLINN AND BRADBURY'S 10 ACRE SUBDIVISION, according to the map or plat thereof as recorded in Map Book 7, Page 57, converted in Plat Book 21, Page 70, 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, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09963FL April 10, 17, 2025 25-00159I

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NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025-10290-CICI MARSH MAMA, LLC, Plaintiff, vs THE ESTATE OF EDYTHE P. FERNANDO C/O CECELIA BRASWELL REID PERSONAL **REPRESENTATIVE; EDWIN** V. FERNANDO; THE UNKNOWN SPOUSE OF EDWIN V. FERNANDO; ESTATE OF OTTO D. BRASWELL; ANNETTA BRASWELL FOSTER; CECELIA BRASWELL REID; RUBY BRASWELL SMITH; BARBARA BRASWELL; CITY OF DAYTONA BEACH, ALL UNKNOWN PARTIES IN POSSESSION, AND ANY AND ALL KNOWN OR UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL DEFENDANTS, Defendants. TO: Cecelia Braswell Reid

Personal Representative of The Estate of Edythe P. Fernando 1403 Newby Road Portsmouth, VA 32701 and

Cecelia Braswell Reid 1403 Newby Road Portsmouth, VA 32701 and Edwin V. Fernando

532 Shady Place Daytona Beach, FL 32114 and

The Estate of Otto D. Braswell c/o Barbara Braswell 6328 Leaf Avenue Sacramento, CA 95831 and Annetta Braswell Foster

372 Florida Road No. 360 Sacramento, CA 95831

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

CASE NO.: 2023 12691 CIDL LAKE BATON ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

FELIPE SERRANO, individually; EUGENIO SERRANO, individually; UNKNOWN SPOUSE OF FELIPE SERRANO; UNKNOWN SPOUSE **OF EUGENIO SERRANO; and ALL** UNKNOWN TENANTS/OWNERS. Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 6, 2025, and entered in Case Number: 2023 12691 CIDL, of the Circuit Court in and for Volusia County Florida, wherein LAKE BATON ESTATES HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, FELIPE SERRANO individually; EUGENIO SERRANO, UNKNOWN individually; SPOUSE OF FELIPE SERRANO; UNKNOWN SPOUSE OF EUGENIO SERRANO; and ALL UNKNOWN TENANTS/OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com beginning at 11:00 o'clock A.M. on the 8th day of May, 2025 the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 1325 Lake Baton Drive, Deltona, Florida 32725 Property Description:

FOURTH INSERTION

and Ruby Braswell Smith 6328 Leaf Avenue Sacramento, CA 95831 and Barbara Braswell 6328 Leaf Avenue

Sacramento, CA 95831 YOU ARE NOTIFIED that an action to quiet title on the following property in Volusia County, Florida: THE FOLLOWING DESCRIBED

LAND, SITUATE, LYING, AND BE-ING IN VOLUSIA COUNTY, FLOR-IDA, TO WIT: The Westerly One Hundred Forty-four and 67/100 (144.67) feet of Lot Six (6), Block Sixty-nine (69), J.B. HIGBEE'S DAYTONA, as per map thereof in

Deed Book L, page 704, public records of Volusia County, Florida. a/k/a: 530 Shady Place, Daytona Beach, FL 32114

Parcel ID Number 533903690060 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 nor more than 60 days of the First date of publication of this Notice, and file the original with the Clerk of this Court, at Post Office Box 6043, DeLand, FL 32721-6043, service on Plaintiff or immediately thereafter. If you fail to do so a default may be entered against you for the relief demanded in the Complaint.

DATED this 23rd day of March, 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) /s/ Shawnee S. Smith As Deputy Clerk Florida Consumer Lawyers Plaintiffs attorney PO Box 341499 Tampa, FL 33694 Phone Number: (813) 282-9330 Mar. 27; Apr. 3, 10, 17, 2025 25-00143I

Lot 113, of Lake Baton Estates, Phase

2, Final Plat, according to the Plat thereof as recorded in Plat Book 56,

Pages 99 through 104, inclusive, of

the Public Records of Volusia County,

If you are a person with a disability who

needs an accommodation in order to ac-

cess court facilities or participate in a court

proceeding, you are entitled, at no cost to

you, to the provision of certain assistance.

Please contact Court Administration, 125

least 7 days before your scheduled court

appearance, or immediately upon receiv-

ing this notification if the time before the

scheduled appearance is less than 7 days; if

you are hearing impaired call 711.

#### SECOND INSERTION

Florida.

FLORIDA

/s/ Rebecca Blechman John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: JDLaw@Orlando-Law.com Attorney for Plaintiff, Association

SECOND INSERTION NOTICE OF SALE PURSUANT TO **CHAPTER 45, FLORIDA STATUTES** IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY,

FLORIDA CASE NO.: 2023 12039 CIDL VENETIAN BAY HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. RICK WAYNE MILLER, et al.,

Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/18/2025, in Case No.: 2023 12039 CIDL of the Circuit Court in and for Volusia County, Florida, wherein VENETIAN BAY HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and RICK WAYNE MILLER, et al., are the Defendant(s). Laura E. Roth, the Clerk of Court for Volusia County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.volusia.realforeclose. com, in accordance with Section 45.031, Florida Statutes, on 5/20/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 240, Palms - Phase 2B, according to the plat as recorded in Plat Book 59,

Pages 113 through 116, 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 DIS-

ABILITY WHO NEEDS AN ACCOMMO-DATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE EN-TITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMO-DATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 101 N. ALA-BAMA AVE., STE. D-305, DELAND, FL 32724; (386) 257-6096. HEARING OR VOICE IMPAIRED, CALL 711. DATED: April 3, 2025

By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 April 10, 17, 2025 25-00158I

#### FOURTH INSERTION

NOTICE OF ACTION E. Orange Avenue, Suite 300, Daytona Beach, Florida 32114; (386) 257-6096 at IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY. FLORIDA CIVIL ACTION CASE NO.: 2025-10073-CIDL DIVISION: 01 LARA M. FRANCISCO, Plaintiff, vs. GILDA V. SALCICCIA, ALL UNKNOWN PARTIES IN POSSESSION, AND ANY AND ALL KNOWN OR UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE HEREIN NAMED INDIVIDUAL DEFENDANTS, Defendants. TO: Gilda V. Salciccia 2 Gertrude Place Wappingers Falls, Dutchess County, NY 12590 YOU ARE NOTIFIED that an action to quiet title on the following property in Volusia County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-ING IN VOLUSIA COUNTY, FLOR-IDA, TO WIT: Lot 3, Block 30, Daytona Park Estates Section No. C, according to the map or

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE No.: 2025 10041 CIDL HUGO FERNANDO TOLOZA AND VIRGINIA STRAIGHT, Plaintiff. vs.

SYLVESTER BRUTEN, JR., deceased and all others claiming by, through and under SYLVESTER BRUTEN, JR., deceased, WILLIAM BRUTEN, deceased and all others claiming by, through and under WILLIAM BRUTEN, deceased, MARY YOUNG, deceased and all others claiming by, through and under MARY YOUNG. deceased, SHARON B. PARKER, ALICIA B. WEST, DERYL R. BRUTEN, SHEILA V. THORNTON, BRIGETTE C. YEARBY, deceased and all others claiming by, through and under BRIGETTE C. YEARBY, deceased, RICHARD BRUTEN, JR., and ARVIA S. HALL,

Defendant.

TO: SYLVESTER BRUTEN, JR., deceased and all others claiming by, through and under SYLVESTER BRUTEN, JR., deceased, WILLIAM BRUTEN, deceased and all others claiming by, through and under WILLIAM BRUTEN, deceased, MARY YOUNG, deceased and all others claiming by, through and under MARY YOUNG, de ceased, SHARON B. PARKER, and all others claiming by, through and under SHA-RON B. PARKER, DERYL R. BRUTEN, and all others claiming by, through and under DERYL R. BRUTEN, BRIGETTE C. YEARBY, deceased and all others claiming by, through and under BRIGETTE C. YEARBY, deceased and RICHARD

> SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11058 PRDL Division 10 IN RE: ESTATE OF NANCY LEE ROBERTS Deceased.

The administration of the estate of Nancy Lee Roberts, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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 written demand must be filed with the clerk.

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

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

FOURTH INSERTION

BRUTEN, JR., and all others claiming by, through and under RICHARD BRUTEN, JR. YOU ARE NOTIFIED that an action to

quiet the title on the following real property in Volusia County, Florida: The North 40 feet of Lot 19, Block

A, Plat of Lockhart's Re-Division of Block's 29-30 Howry's Addition to Deland, according to the plat thereof, as recorded in Map Book 6, Page 57 and Map Book 18, Page 59, of the Pub-lic Records of Volusia County, Florida. a/k/a S Adelle Ave, Deland, FL 32720; Parcel ID: 701740010191

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before April 28, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED this 14th day of March 2025.

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

J.D. Manzo Manzo & Associates, P.A. Plaintiff's attorney 4767 New Broad Street Orlando, FL 32814 telephone number (407) 514-2692 Mar. 27; Apr. 3, 10, 17, 2025 25-00134I

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10795 PRDL Division 10 IN RE: ESTATE OF LORETTO UMSTEAD BOBO, aka LORETTO U BOBO

Deceased. The administration of the estate of LO-RETTO UMSTEAD BOBO, also known as LORETTO U BOBO, deceased, whose date of death was February 13, 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 be-

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR 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 NO-TICE.

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

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April 10, 17, 2025

25-00163I

Parcel ID Number 700103300030 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Florida Consumer Lawyers, Plaintiffs attorney, at PO Box 341499, Tampa, FL 33694, Phone Number: (813) 282-9330, not less than 28 nor more than 60 days of the First date of publication of this Notice, and file the original with the Clerk of this Court, at Post Office Box 6043, DeLand, Florida 32721-6043 service on Plaintiff or immediately thereafter. If you fail to do so a default may be entered against you for the relief demanded in the Complaint.

plat thereof, recorded in Plat Book 23,

Page(s) 97 and 98, Public Records of

a/k/a: 2417 E. Lake Drive, Deland, FL

Volusia County, Florida.

DATED this 24th day of March, 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) /s/ Shawnee S. Smith As Deputy Clerk

Florida Consumer Lawyers Plaintiffs attorney PO Box 341499 Tampa, FL 33694 Phone Number: (813) 282-9330 Mar. 27: Apr. 3, 10, 17, 2025 25-00142I

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 April 10th and April 17th 2025

Personal Representative: /s/ Tara Jean Gale Tara Jean Gale 14 E. Newport Street Hanover Township PA 18706 Attorney for Personal Representative: /s/ Terri Hinks Terri K Hinks, Attorney for the Petitioner Florida Bar Number: 122756 811 Kokomo Circle Port Orange, FL 32127 Telephone: 386 453 6110 E-Mail: thinkslaw@gmail.com 25-00161I April 10, 17, 2025

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: April 10, 2025

**CHARLES ROGER BOBO II** Personal Representative Heidi S. Webb

Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com 25-00162I April 10, 17, 2025

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# SIDE LINES

# **Inter-United 2009** girls win USYS **Commissioner's** Cup

The Inter-United Soccer Club of Palm Coast 2009 girls team (16U) won the United States Youth Soccer Commissioner's Cup championship on April 6 in Auburndale.

The Inter-United team won the Region B championship to advance to the Commissioner's Cup state championship. They won the title over the other region winners - Orlando, North Port, Cape Coral..

# Seabreeze to host district championship

Seabreeze will host Belleview in the District 5-5A baseball championship on Thursday, April 17, at 7 p.m.

The Sandcrabs defeated Matanzas 13-1 in the semifinals on April 15.

The Pirates defeated Gainesville 5-3 on the road in a quarfinal game on April 14

Find your notices online at: ObserverLocalNews.com, BusinessObserverFL.com

The Inter-United Soccer Club of Palm Coast 2009 girls team (16U) won the United States Youth Soccer Commissioner's Cup championship on April 6. Courtesy photo by Keri Sammons

# **FPC upsets No. 1** seed Creekside

Flagler Palm Coast upset No.1 seed Creekside in the District 1-7A baseball tournament on April 15 to advance to the district championship game. The Bulldogs, seeded

fourth in the tournament, defeated the Knights 9-4 on Creekside's home field. Adam Kleinfelder went

3-for-4 with a double and scored two runs for the

Bulldogs. The senior also pitched 2.2 shutout innings in relief of starter Reggie Bass. Carson Flis went 2-for-4 with four RBIs and two runs scored. Logan Shudy also haad two hits. Brenin Striplin drove in two runs.

The Bulldogs (10-16) scored five runs in the third inning. They were scheduled to travel to No. 2 seed Atlantic Coast on Wednesday, April 16 for the district championship.

# **Cordes wins** two golds and a silver at World **Masters Athletics Championships**

Suzanne Cordes of Daytona Beach won two gold medals and a silver at the World Masters Athletics Indoor Championships March 22-23 in Gainesville.

She earned a gold medal win the women's 65-69 age group in the 8K cross country championship. Sharing the United States team gold in

the event with Cordes were Kitty Musante of New Smyrna Beach and Diane Rothman of New Jersey. Cordes placed first in the age group in the event with a time of 39:56 to secure a second gold medal. She won silver in the

3,000-meter indoor race in the 65-69 age group and placed fourth in the 1,500-meter race.

"I'm so proud to be part of this amazing event and to represent our country and community on the world stage," Cordes said.



Suzanne Cordes won two gold medals and a silver medal at the World Masters Athletic Championships in Gainesville. Courtesy photo

FloridaPublicNotices.com and

**PUBLIC NOTICES** 

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

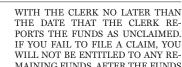
# FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024 CA 000499 TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

Plaintiff, vs. MICHAEL RACHLIN A/K/A MICHAEL H. RACHLIN; UNKNOWN SPOUSE OF MICHAEL RACHLIN A/K/A MICHAEL H. RACHLIN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 09 day of May, 2025, the following described property as set forth in said Final Judgment, to wit



for just their second win of

Matanzas twice during the

Seabreeze had defeated

regular season but by one run

each time, including a game

that went extra innings.

This time, the Sandcrabs

knocked out 10 hits in the

five-inning game. Tommy

Hayes gave up one run on

the season.

three hits.

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

IMPORTANT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114

(386) 257-6096 Hearing or voice impaired, please call 711.

Dated this 09 day of April, 2025. By: /s/ Lindsay Maisonet Lindsav Maisonet, Esq. Bar Number: 93156

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000149 IN RE: ESTATE OF MARJORIE JEAN WISSE, Deceased

FIRST INSERTION

The administration of the Estate of Marjorie Jean Wisse, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The Personal Representative has no dut

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2024-CP-0380 DIVISION 48 IN RE: ESTATE OF CYNTHIA SCHWAB,

Deceased. The administration of the estate of CYN-THIA SCHWAB, deceased, whose date of death was April 3, 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 epresentative's attorney are set forth be-

All creditors of the decedent and other ersons 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000592 **Division 48** IN RE: ESTATE OF STEVE J. CERRETA, SR Deceased.

The administration of the estate of Steve J. Cerreta, SR., deceased, whose date of death was October 22, 2023, is pending in the Circuity Court for Flagler County, Florida, Probate Division, the address of which 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

# FIRST INSERTION

THURSDAY, APRIL 17, 2025

PUBLIC NOTICE NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes, Craig and Cheryl Armstrong intend to petition the Board of County Commissioners of Flagler County, Florida, on May 5, 2025 at 9:30 a.m. or as soon thereafter as possible during its regular scheduled meeting to vacate a portion of the 7.5 foot wide Drainage Easement (15 feet wide in total) on the common lot line lying between Lot 13 and Lot 14 of Plantation Bay Section 2 A-F Unit 8, as recorded in Map Book 39, Pages 44 through 51, Public Records of Flagler County, Florida, with the portion of the Drainage Easement to be vacated through this request being within and part of Lot 13 and more particularly described as:

Commencing at the Northwest corner of said Lot 13, thence run S 07°24'13" E along the West line of Lot 13, a distance of 144.00 feet to the Southwest corner of Lot 13. thence run N 83°03'27" E along the South line of Lot 13, a distance of 7.50 feet, thence run N 07°24'13" W. a distance of 17.17 feet to the Point of Beginning, thence run S 87°03'43" W, a distance of 0.20 feet, thence run N 02°33'48" W a distance of 2.34 feet, thence run S 07°24'13" E, a distance of 2.34

feet to the Point of Beginning. PURSUANT TO FLORIDA STATUTE

286.0105, EACH BOARD, COMMIS-

SION, OR AGENCY OF THIS STATE

OR OF ANY POLITICAL SUBDIVISION

THEREOF SHALL INCLUDE IN THE

NOTICE OF ANY MEETING OR HEAR-

ING. IF NOTICE OF THE MEETING OR

HEARING IS REQUIRED, OF SUCH

BOARD, COMMISSION OR AGENCY, CONSPICUOUSLY ON SUCH NOTICE,

THE ADVICE THAT, IF A PERSON DE-

CIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO

ANY MATTER CONSIDERED AT SUCH

MEETING OR HEARING. HE OR SHE

WILL NEED A RECORD OF THE PRO-

CEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO

ENSURE THAT A VERBATIM RECORD

OF THE PROCEEDINGS IS MADE,

WHICH RECORD INCLUDES THE

TESTIMONY AND EVIDENCE UPON

25-00094F

WHICH THE APPEAL IS TO BE BASED.

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call 386-447-9723

Apr. 17/24

LOT 47, BLOCK 2, PALM COAST, MAP OF BELLE TERRE, SEC-TION 11, ACCORDING TO PLAT THEREOF, RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PROPERTY ADDRESS: 12 BERK-SHIRE LANE, PALM COAST, FL 32137

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000110 TOWNE MORTGAGE COMPANY, Plaintiff.

#### PETRA HUBBARD A/K/A PETRA SZEMAK. et al..

Defendants. TO: PETRA HUBBARD A/K/A PETRA SZEMAK

19 PALERMO, PALM COAST, FL 32164 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property

LOT 6, OF BLOCK 71, OF PALM COAST, MAP OF PINE GROVE, SECTION 25, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 9, PAGE 17, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 30 days after first publication, a date at least thirty (30) days

Submitted by:	
De Cubas & Lewis, P.A.	
PO Box 5026	
Fort Lauderdale, FL 33310	)
Telephone: (954) 453-036	5
Facsimile: (954) 771-6052	
Toll Free: 1-800-441-2438	
DESIGNATED PRIMARY	E-MAIL FOR
SERVICE PURSUANT TO	) FLA. R. JUD.
ADMIN 2.516	
eservice@decubaslewis.co	m
24-02107	
April 17, 24, 2025	25-00103G

after the first publication of this Notice in the (Please publish in BUSINESS OB-SERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately there-after; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court pro-ceeding, 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

CORAL SPRINGS, FL 33310

25-00582

April 17, 24, 2025

(386) 257-6096 Hearing or voice impaired, please call

711. WITNESS my hand and the seal of this Court this day of 4/7/2025. TOM W. BEXLEY As Clerk of the Court (SEAL) By /s/ Margarita Ruiz As Deputy Clerk De Cubas & Lewis, P.A. Attorney for Plaintiff PO BOX 5026

to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

Florida Statutes. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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

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

The date of first publication of this notice is April 17, 2025.

Personal Representative: Jeanne Marie Peel 280 Osprey Lane Flagler Beach, Florida 32136 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 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@atcau Secondary E-Mail: rhianna@atcauselaw.com April 17, 24, 2025 25-00106G NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER BARRED.

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

The first publication of this notice is April 17, 2025.

# LISA ROBERTS,

Personal Representative KOLAR LAW, P.A. Eric S. Kolar, Esquire Florida Bar No: 961220 4035 Atlantic Boulevard Jacksonville, FL 32207 (904) 396-0009 (904) 396-8700(facsimile) Attorney for Personal Representative Lisa Roberts service@kolarlaw.com eric@kolarlaw.com mk@kolarlaw.com April 17, 24, 2025 25-00109G



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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER BARRED.

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

The first publication date of this notice is April 17, 2025.

Signed on the 3 day of April, 2025. /s/ Peter F. Cerreta

Peter F. Cerreta Personal Representative

/s/ Tas S. G. Coroneos Tas S. G. Coroneos Attorney for Personal Representative Florida Bar No. 118149 Telephone: 386-506-7240 Email: tas@coroneos.com Tas S. G. Coroneos, PA 93 Shadow Creek Way Ormond Beach, FL 32174 25-00110G April 17, 24, 2025

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25-00104G

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#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000109 Division 48 IN RE: ESTATE OF JILL L. MCGLONE, aka JILL MCGLONE, and JILL LAVERNE MCGLONE

Deceased. The administration of the estate of Jill L. McGlone, also known as Jill McGlone, and Jill Laverne McGlone, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the ad-dress of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the per-sonal representative's attorney are set forth below

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

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

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

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

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

The date of first publication of this notice is April 17, 2025. Personal Representative: Tyrone Foster c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative W. Denis Shelley Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: shelley@legacylaw313.com

Secondary E-Mail: linda@legacylaw313.com April 17, 24, 2025 25-00111G

#### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000101 **Division 48** IN RE: ESTATE OF LORI YOUNG A.K.A LORI C. YOUNG A.K.A. LORI BETH CLARK YOUNG

Deceased. The administration of the estate of Lori Young a.k.a. Lori C. Young a.k.a. Lori Beth Clark Young, deceased, whose date of death was December 8, 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, Florida 32110. The names and addresses of the personal representative and the per-sonal representative's attorney are set forth

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

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

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

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

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

The date of first publication of this notice is April 17, 2025. **Personal Representative:** 

### Charlene Bailey

550 East Street South Suffield, Connecticut 06078 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 25-00112G April 17, 24, 2025

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER

COUNTY, FLORIDA CASE NO.: 2024 CA 000531 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

ESTATE OF MARIAN HOWELL A/K/A MARIAN Y. HOWELL, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MARIAN HOWELL A/K/A MARIAN Y. HOWELL, DECEASED; UNKNOWN SUCCESSOR TRUSTEE OF MARIAN Y. HOWELL REVOCABLE TRUST U/A/D AUGUST 27, 2018; CHARLES DAMON HOWELL; REGINA E. HOWELL; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Summary Judgment of Foreclosure (In Rem) dated March 25, 2025, entered in Civil Case No.: 2024 CA 000531 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ESTATE OF MARIAN HOWELL A/K/A MARIAN Y. HOWELL, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MARIAN HOWELL A/K/A MARIAN Y. HOWELL, DECEASED; UNKNOWN SUCCESSOR TRUSTEE OF MARIAN Y. HOWELL REVOCABLE TRUST U/A/D AUGUST 27, 2018; CHARLES DAMON HOWELL; REGINA E. HOWELL; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, levisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.

TOM BEXLEY, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.flagler.realforeclose.com, at 11:00 AM, on the 2nd day of May, 2025, the following described real property as set forth in said Judgment, to wit: LOT 4, BLOCK 124, OF LAKEV-

IEW - SECTION 37, PALM COAST PARK AT PALM COAST, ACCORD-

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 VOICES FOR CHILDREN OF FLAGLER AND VOLUSIA COUNTIES, located at 31 COL-ECHESTER LANE in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of April, 2025 Tammie Coffey

Apr. 17 25-00101F ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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. REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-TIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386)257-6096, at least 7 days before your scheduled court appearance, or immediately upon re-ceiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMA-

TION NUMBERS.

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-ADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711. ESTOS NU-MEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL. Dated: March 26, 2025

/s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51545 April 17, 24, 2025 25-00105G

FIRST INSERTION PUBLIC NOTICE Request for Qualifications (RFQ): Architecture and Engineering **Design Services** 

The African American Cultural Society Inc. is seeking Statements of Qualifications (SOQs) for Architecture and Engineering Design Services for the renovation and expansion of the AACS Cultural Center and Museum.

Interested vendors are invited to submit their SOQs by April 29, 2025. The full RFQ document can be requested by emailing info@aacspc.org. For phone inquiries, please contact Be

linda Rush, Facilities Supervisor at 386-225-4245.

25-00099F

# SUBSEQUENT INSERTIONS

Apr. 17

SECOND INSERTION NOTICE OF SALE JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 2019-CA-000790 NSR CLOSING, INC., A Florida corporation, Plaintiff, v.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000169 Division 48

IN RE: ESTATE OF ROSE M. HARVEY Deceased. The administration of the estate of

ROSE M. HARVEY, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 April 17, 2025.

**Personal Representative:** Athena Cardin 4340 Parkview Drive

Lakewood, California 90712 Attorney for Personal Representative: Melvin D. Stack E-mail Addresses: mel@melstack.com, alyssa@melstack.com Florida Bar No. 297798 Every & Stack 444 Seabreeze Blvd., Ste. 1003 Daytona Beach, Florida 32118

Telephone: (386) 255-1925 April 17, 24, 2025 25-00107G



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

SECOND INSERTION RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2019 CA 000222 THE BANK OF NEW YORK

MELLON FKA THE BANK OF

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No.: 2024 CP 000797 Division: 48 IN RE: ESTATE OF FRANK IOVINO, Deceased

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000119 **Division 48** IN RE- ESTATE OF PETR STEPANOVICH LYSICH Deceased The administration of the estate of Petr Stepanovich Lysich, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE 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.

IN THE CIRCUIT COURT, SEVENTH

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 2025 CA 000101 RAFFAELE PANTALONE, as Trustee of NEWREZ LLC D/B/A SHELLPOINT

THEREOF RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. has been filed against you and you are re quired to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Rob inson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publ

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 189 Division 48 IN RE: ESTATE OF MICHAEL PATRICK DOWNES Deceased.

FIRST INSERTION

The administration of the estate of Michael Patrick Downes, deceased, whose date of death was February 28, 2025, 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 representative and the personal rep-resentative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 17, 2025. **Personal Representative:** 

Corina Betancourt 35 Carlson Lane Palm Coast, Florida 32137 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 April 17, 24, 2025 25-00108G

#### YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA18 Plaintiff(s), vs. MARINA LOZOVSKY; et al.,

# Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on March 7, 2025 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash www.flagler.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 9th day of May, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 7, Block 102, Palm Coast, Map of Easthampton, Section 34, according to map or plat thereof as recorded in Plat Book 11, Pages 30 through 49, inclusive, of the Public Records of Flagler County, Florida.

Property address: 102 Evans Drive, Palm Coast, FL 32164

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup. com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMÉRICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOM-MODATION 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 ASSIS-TANCE. TO REQUEST SUCH AN AC-COMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN AD-VANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRA-TION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711. /s/ Betzy Falgas Respectfully submitted PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-028964-1 25-00097G April 10, 17, 2025

The administration of the estate of FRANK IOVINO, deceased, whose date of death was January 17, 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 representa-tive and the personal representative's attorney are set forth below.

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

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

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 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 April 10, 2025.

#### **Personal Representative:** MARRIANNE DeLILLO

280 Doane Ave Staten Island, NY 10308 Attorney for Personal Representatives: Marissa DeBellis, Esq. Florida Bar No. 103278 DeBellis Law, P.A. 4500 PGA Blvd., Suite #303-B Palm Beach Gardens, FL 33418 Telephone: (561) 264-3170 Email Address: mdebellis@debellislaw.com Secondary email: lisa@debellislaw.com April 10, 17, 2025 25-00099G

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 April 10, 2025.

# Personal Representative:

Alexey Lysich 72 Island Estates Parkway Palm Coast, Florida 32137 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com April 10, 17, 2025

#### the Felicia Pantalone Living Trust, Defendant.

Notice is hereby given that pursuant to the Amended Final Judgment entered March 7, 2025, the undersigned Clerk will sell at public sale to the highest and best bidder for cash at Real Auction/Flagler County website, https://flagler.realforeclose.com/, beginning at 11:00 o'clock a.m. on April 25, 2025, the real property described as follows:

LOT 3, BLOCK 16, PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 4 THROUGH 8-A, INCLU-SIVE, AS AMENDED BY INSTRU-MENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA Parcel ID 07-11-31-7003-00160-0030

Also known as 5 Carry Court, Palm Coast, Florida 32137

Any person claiming an interest in the surplus of the sale, if any, other than the prop-erty owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-TIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 1st day of April, 2025. UPCHURCH, BAILEY AND UPCHURCH, P.A. By:/s/Allyson B. Currie Allyson B. Currie Florida Bar No. 0950970 780 N. Ponce de Leon Blvd. St. Augustine, Florida 32084 Telephone No. (904) 829-9066 Facsimile No. (904) 825-4862 Primary Email: abcurrie@ubulaw.com Secondary Email: pleadings@ubulaw.com Attorneys for Plaintiff NSR Closing, Inc. April 10, 17, 2025 25-00098G



MORTGAGE SERVICING, Plaintiff, vs. SUZANNE G TOWNSEND, AS

# TRUSTEE OF THE SUZANNE G TOWNSEND TRUST DATED NOVEMBER 23, 2004, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE SUZANNE G TOWNSEND TRUST DATED NOVEMBER 23, 2004, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 2, BLOCK 11, PALM COAST, MAP OF LAKEVIEW, SECTION 37, ACCORDING TO THE PLAT cation of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this day of 4/1/2025. TOM W. BEXLEY

CLERK OF COURT OF FLAGLER COUNTY As Clerk of the Court (SEAL) BY: Amy Perez Deputy Clerk 4/1/2025 Submitted by:

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-11001FL April 10, 17, 2025 25-00096G

### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2023 CA 000674 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.

# CLIFFORD PIERRE, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 29, 2025, and entered in 2023 CA 000674 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and CLIFFORD PIERRE; UNKNOWN SPOUSE OF CLIFFORD PIERRE; ENA SKEETE AKA ENA SKEETE ORZECHOWSKI AKA ENA ORZECHOWSKI SKEETE; UNKNOWN SPOUSE OF ENA SKEETE AKA ENA SKEETE ORZECHOWSKI AKA ENA ORZECHOWSKI SKEETE; are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on May 02, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 37, PALM COAST, MAP OF BELLE TERRE, SEC-TION 35, A SUBDIVISION, AC-

CORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN MAP BOOK 11, PAGE(S) 2-26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 48 BUTTER-

FIELD DR, PALM COAST, FL 32137

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pen-dens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

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

Hearing or voice impaired, please call 711. Dated this 7 day of April, 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 23-109293 - MiM April 10, 17, 2025 25-00100G

25-00102G

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