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PUBLIC NOTICES

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THURSDAY, MAY 8, 2025

FLAGLER COUNTY LEGAL NOTICES

FIRST 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. 2025 CA 000049
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR NEW CENTURY HOME EQUITY
LOAN TRUST, SERIES 2005-C,
ASSET BACKED PASS-THROUGH
CERTIFICATES,
Plaintiff, vs.
ALISSA A. DIETER, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a
Final Judgment of Foreclosure dated April
23, 2025, and entered in 2025 CA 000049
of the Circuit Court of the SEVENTH
Judicial Circuit in and for Flagler County,
Florida, wherein DEUTSCHE BANK
NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NEW CENTURY HOME
EQUITY LOAN TRUST, SERIES 2005-C,
ASSET BACKED PASS-THROUGH
CERTIFICATES is the Plaintiff and
ALISSA A. DIETER; EDWARD
D. SCHMALER A/K/A EDWARD
SCHMALER A/K/A EDDIE SCHMALER
are the Defendant(s). TOM W. BEXLEY
is 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 June 06, 2025, the following
described property as set forth in said Final
Judgment, to wit:
LOT 9, BLOCK 54, PALM COAST
MAP OF ROYAL PALMS, SEC-
TION 31, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 10,
PAGE 43-53, INCLUSIVE, OF THE
PUBLIC RECORDS OF FLAGLER
COUNTY, FLORIDA.
Property Address: 37 RIVERINA
DR, PALM COAST, FL 32164
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 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 ac-
cess 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 1 day of May, 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, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-255111 - NaC
May 8, 15, 2025

25-00122G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000214
IN RE: ESTATE OF
THOMAS JOSEPH FUSCO
Deceased.
The administration of the estate of Thomas
Joseph Fusco, deceased, whose date of
death was January 24, 2025, is pending in
the Circuit Court for Flagler County, Flori-
da, Probate Division, the address of which
is 1769 E. Moody Blvd., Bunnell, Florida
32110. The names and addresses of the per-
sonal 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.
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 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, applies, or may apply, unless a
written demand is made by a creditor as
specified under s. 732.2211, Florida Stat-
utes.
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 May 8, 2025.
Personal Representative:
/s/ Jodi L. Campbell
Jodi Lynn Campbell
269 Ashland Road
Summit, New Jersey 07901
Attorney for Personal Representative:
/s/ Erin W. Lohmiller
Erin Whittemore Lohmiller, Esq.
erin@lohmillerlaw.com,
lohmillerlaw@gmail.com
Florida Bar No. 0038631
LOHMILLER LAW, PLLC
136 4th Street N., Suite 201
St. Petersburg, Florida 33701
Telephone: (727) 643-3818
May 8, 15, 2025

25-00125G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
CASE NO.: 2024-CP-000839
DIVISION: 48
IN RE: ESTATE OF:
JESSE ANDREW STONER,
Deceased.
The administration of the estate of JESSE
ANDREW STONER, deceased, whose date
of death was October 31, 2024, is pending
in the Circuit Court for Flagler County,
Florida, Probate Division, the address of
which is 1769 W. Moody Blvd., Bldg. #1,
Bunnell, FL 32110. The names and ad-
dresses 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
the 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.
A personal representative or curator has
no duty to discover whether any property
held at the time of the decedent's death by
the decedent or the decedent's surviving
spouse is property to which the Florida
Uniform Disposition of Community Prop-
erty Rights at Death Act as described in
sections 732.216-732.228, applies, or may
apply, unless a written demand is made
by a creditor as specified under section
732.2211.
The date of first publication of this notice
is May 8, 2025.
/s/ Valerie Hunter
Valerie Hunter
Personal Representative
905 E. Quincy St.
Garrett, IN 46738
/s/ Jennifer Akin
Jennifer Akin, Esq.
Florida Bar No. 113117
6045 A1A S.
St. Augustine, FL 32080
Phone: (904) 320-0011
jennifer@jakinlaw.com
Attorney for Petitioner
May 8, 15, 2025

25-00123G

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000285
Division 48
IN RE: ESTATE OF
JUDITH ARMSTRONG
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JUDITH ARMSTRONG, deceased, File Number 2025 CP 000285, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bldg. 1, Bunnell, Florida 32110; that the decedent's date of death was January 10, 2025; that the total value of the estate is less than \$15,000, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JEFFREY FISHER, as Personal Representative of the estate
2013 Toyota Prius
VIN JTDKN3DU4D5579348, and all Household Furniture and Furnishings
Michael A. Siragusa, Esquire
Upchurch, Bailey and Upchurch, P.A.
(Atty Fees/Costs of Estate Administration)
Wells Fargo
Account # ending # -11467

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 8th, 2025.

PERSON GIVING NOTICE:
JEFFREY FISHER
UPCHURCH, BAILEY AND
UPCHURCH, P.A.
By: Michael A. Siragusa
Florida Bar No. 0883905
780 N. Ponce de Leon Blvd.
St. Augustine, Florida 32084
Telephone No. (904) 829-9066
Fax: (904) 825-4862
Email: masiragusa@ubulaw.com
Attorneys for Jeffrey Fisher

May 8, 15, 202525-00127G

FIRST INSERTION

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, May 15, 2025, at 9:00 a.m. at the Creekside Amenity Center located at 2 North Village Parkway, Palm Coast, FL 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
May 8th

25-00127F

FIRST INSERTION

NOTICE OF ADOPTION OF PLANNED UNIT DEVELOPMENT AGREEMENT

Pursuant to Chapter 125, Florida Statutes the Flagler County Board of County Commissioners hereby provides notice of Project 2025030017 to amend the Planned Unit Development (PUD) Development Agreement for 33.01+/- acres on Parcel No. 21-31-0000-01010-0030, -0070, and -0080. Submitted by Alann Engineering Group, LLC, owned by US Capital Alliance, LLC and possible adoption of the following Ordinance titles similar to:

AN AMENDMENT TO ORDINANCE 2024-02 OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA, AMENDING THE GARDENSIDE AT ORMOND STATION, PHASE II PUD DEVELOPMENT AGREEMENT IN THE HUNTER'S RIDGE DEVELOPMENT OF REGIONAL IMPACT; TO AMEND THE DEVELOPMENT STANDARDS AT SECTION 5.3; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the above-captioned matter will be held as follows:

PLANNING AND DEVELOPMENT BOARD – May 13, 2025 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida.

BOARD OF COUNTY COMMISSIONERS – June 2, 2025 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flagler-county.org. Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

May 825-00130F

FIRST INSERTION

NOTICE OF FORFEITURE

A 2021 Ford F150, Florida tag# 52EWGT (VIN: 1FTMF1CBXMKD85970) and \$129.00 USD was seized for forfeiture by the Flagler County Sheriff's Office on April 9, 2025.

The item was seized at or near Integra Woods Blvd, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2025 CA 000261 in the 7th Circuit Court.

May 8/1525-00128F

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 Calypso Mermaid, located at 114 Plainview Dr, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of May, 2025

Calypso Moon

May 825-00129F

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Flagler Photographer, located at 30 Burnside Drive, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of May, 2025

James Arnold Castile

May 825-000126F

FIRST INSERTION

NOTICE to CREDITORS
IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY, FLORIDA
FILE NUMBER: 2025 CP 000234
DIVISION: 48
IN RE: THE ESTATE OF:
WALLACE G. SKALYO,
Deceased.

The administration of the estate of WALLACE G. SKALYO, deceased, whose date of death was July 22, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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 May 8, 2025.

Personal Representative:
Cheryl Novak
8103 Houser Street
Cornelius, North Carolina 28031
Attorney for Personal Representative: MELVIN D. STACK
Florida Bar No. 297798
444 Seabreeze Blvd., Ste 1003
Daytona Beach, FL 32118
Telephone: (386) 255-1925
Facsimile: (386)255-9118
E-Mail: mel@melstack.com; jennea@melstack.com (secondary)
May 8, 15, 202525-00126G

FIRST INSERTION

NOTICE to CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000847
Division 48
IN RE: ESTATE OF
GAIL ELIZABETH LAHMAN,
Deceased.

The administration of the estate of GAIL ELIZABETH LAHMAN, deceased, whose date of death was January 11, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: MAY 1, 2025.

Signed on this 18 day of February, 2025.

/s/ Jason Robert Lahman
JASON ROBERT LAHMAN
Personal Representative
923 Piedmont Ave NE
Atlanta, GA 30309

/s/ R. Kevin Korey
R. Kevin Korey
Attorney for Personal Representative
Florida Bar No. 89108
Robert Kit Korey, P.A.
595 W. Granada Blvd.
Ste. A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kevin@koreylawpa.com
Secondary Email: dwargo@koreylawpa.com
May 1, 8, 202525-00119G

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 18-2024-CA-000259
DIVISION: 31
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
AMY R. COOK, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 24, 2025 and entered in Case No. 18-2024-CA-000259 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Amy R. Cook, Jason E. Cook, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the May 23, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM A D.D. MOODY (LS#261) 6" X 6" CONCRETE MONUMENT WITH A BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, BEAR SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30, A DISTANCE 375.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30 A DISTANCE OF 566.37 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #304 (R/W 100'), THENCE SOUTH 41 DEGREES 47'30" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #304 A DISTANCE OF 438.11 FEET, THENCE NORTH 01 DEGREES 25'32" WEST, LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 885.65 FEET, THENCE NORTH 88 DEGREES 34'28" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

A/K/A 7260 COUNTY ROAD 304 BUNNELL FL 32110

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

ATTENTION: PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.

Dated this 01 day of April, 2025.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Silver Jane Bohn
Florida Bar #95948
Silver Jane Bohn, Esq.
IN/24-007744
May 1, 8, 202525-00116G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024 CA 000335
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC),
Plaintiff, vs.
SEAN MICHAEL RUDD A/K/A SEAN RUDD; JESSICA ANN RUDD A/K/A JESSICA RUDD; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure dated April 15, 2025, and entered in 2024 CA 000335of the Circuit Court of the SEVENTH Judicial Circuit in and for FLAGLER County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC), is the Plaintiff SEAN MICHAEL RUDD A/K/A SEAN RUDD; JESSICA ANN RUDD A/K/A JESSICA RUDD; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendant(s). The Clerk shall sell to the highest and best bidder for cash, electronically at www.flagler.realforeclose.com at 11:00 AM on May 30, 2025, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 17, ROYAL PALMS, SECTION 29, PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 17 THROUGH 29, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 70 RYLAND DR, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact court administration, 101 N. Alabama Ave., Ste. B-206, 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 scheduled appearance is less than 7 days; if you are hearing impaired call 711.

Dated this 24th day of April 2025

BY: /s/Michael V. Supple, Esq.
Michael V. Supple, Esq
Bar Number: 92080
Submitted by:
DELUCIA LAW GROUP, PLLC
2101 NE 26th STREET
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
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service@delucialawgroup.com
24-06226

May 1, 8, 202525-00117G

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025CA000031
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, -vs-
JOHN E KOEHLER AND ELLEN BOEHM KOEHLER,
Defendant(s)
TO: ELLEN BOEHM KOEHLER and JOHN E KOEHLER
Last Known Address: 70 Wedgewood Lane, Palm Coast, FL 32164
You are notified of an action to foreclose a mortgage on the following property in Flagler County:
LOT 16, BLOCK 11, WYNNFIELD - SECTION - 20 PALM COAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 32 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
70 Wedgewood Lane, Palm Coast, FL 32164

The action was instituted in the Circuit Court, Seventh Judicial Circuit in and for Flagler, County, Florida; Case No. 2025CA000031; and is styled Lakeview Loan Servicing, LLC vs. John E Koehler. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 4/2/2025
Flagler Clerk of the Circuit Court
As Clerk of Court
By: (SEAL) Tony Perez
As Deputy Clerk
25-00120G

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 32832 CICI
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
RAYMOND LEWIS SHEPARD, JR., et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 24, 2025, and entered in 2023 32832 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and RAYMOND LEWIS SHEPARD, JR.; UNKNOWN SPOUSE OF RAYMOND LEWIS SHEPARD, JR.; TARNECIA M. OBERRY; PEARLIE HOGG; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 June 06, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL OF THE FOLLOWING DESCRIBED LAND, SITUATED, LYING AND BEING IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, 1330 IDLEWILD DRIVE, DAYTONA BEACH, FL, 32114, TO WIT: SOUTH 31 FEET OF LOT 6, AND ALL OF LOT 7, BLOCK 4, IDLEWILD TERRACE REPLAT MB 25 PG 20 PER OR 715 PG 0677 PER OR 6363 PG 2229.

Property Address: 1330 IDLEWILD DRIVE, DAYTONA BEACH, FL 32114

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

IMPORTANT
AMERICANS WITH DISABILITIES

FIRST INSERTION

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 1 day of May, 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
23-152432 - NaC
May 8, 15, 202525-00208I

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 05/27/2025 at 08:00 AM the following vehicle(s) may be sold at public sale pursuant to Florida Statute 713.585. Lienor Name: EARLS QUALITY TRANSMISSION, INC. Tel#s: 813-697-1791 MV#: MV38301 1FT8W3BT4FEA75001 FORD 5172.06 Location: 601 N DIXIE FWY NEW SMYRNA BEACH, FL 32168 Lienor Name: ALL AUTOMOTIVE Tel#: 813-697-1791 MV#: MV87130 JN1DA31D42T404750 NISS 4299.30 Location: 331 2ND ST STE 1 HOLLY HILL, FL 32117

May 8, 202525-00214I

FIRST INSERTION

NOTICE

Notice is hereby given that Letters Administration have been granted in the following estate. All persons indebted to the said estate are required to make payments and those having claims or demands are to present the same without delay to the Personal Representative named below.

ESTATE OF JAMES T. ISHLER LATE of Volusia County, Florida, (died January 3, 2025). Richard Ishler, Personal Representative and Dominic A. Montagnese, Attorney: 624 North Front Street, Wormleysburg, PA 17043.

May 8, 202525-00218I

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Call 386.447.9723

Richard A. Lopez, Esq.
The Law Office of
Richard A. Lopez, P.A.
933 South Florida Avenue
Lakeland, Florida 33803
Attorney for Plaintiff
May 8, 15, 22, 29, 2025

25-00205I