

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT,  
SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO.: 2025 11071 PRDL  
DIVISION: 10  
IN RE: ESTATE OF  
**ROBERT LOUIS COLARUSSO**  
a/k/a **ROBERT L. COLARUSSO**  
a/k/a **ROBERT COLARUSSO**,  
Deceased.

The administration of the estate of ROBERT LOUIS COLARUSSO a/k/a ROBERT L. COLARUSSO, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 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 22, 2025.

**Signed by:**  
/s/ Savino Colarusso  
Savino Colarusso,  
Personal Representative  
235 Meadow Lake Drive  
Edgewater, FL 32141

/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.r.com  
2nd E-Mail: brobins@cfl.r.com  
Attorney for Personal Representative  
May 22, 29, 2025 25-0002371

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 MyBusiness, located at 123 Main., in the City of Daytona Beach, Volusia County, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of May, 2025.

MyCompany  
May 22 25-00051V

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 Triumphant Pursuits Christian Life Coaching, located at P.O. BOX 1861, in the City of Ormond Beach, Volusia County, FL 32175 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of May, 2025.

Triumphant Pursuits LLC  
May 22 25-00053V

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 31911 CICI  
NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
THE UNKNOWN HEIRS, GRANTEES,  
BENEFICIARIES, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND  
ALL OTHERS WHO MAY CLAIM  
AN INTEREST IN THE ESTATE  
OF JEFFREY LANCE JACOBS,  
DECEASED, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 26, 2025, and entered in 2023 31911 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY LANCE JACOBS, DECEASED;

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 31917 CICI  
MIDFIRST BANK  
Plaintiff, v.  
THE UNKNOWN HEIRS, GRANTEES,  
DEVISEES, LIENORS, TRUSTEES,  
AND CREDITORS OF DAVID  
RHODES, DECEASED; MICHAEL  
RHODES; UNKNOWN TENANT 1;  
UNKNOWN TENANT 2;  
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 09, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

LOT 33, "WESTWOOD HEIGHTS" THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 26, PAGE 53, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

a/k/a 1701 RALEIGH AVE, DAYTONA BEACH, FL 32117-1325

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on June 13, 2025 beginning at 11:00 AM.

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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.

Dated at St. Petersburg, Florida this 14 day of May, 2025.

eXL Legal, PLLC  
Designated Email Address:  
efiling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Peter E. Lanning  
Peter E. Lanning  
FL Bar: 562221  
1000010491  
May 22, 29, 2025 25-002311

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. 2025 11321 PRDL  
IN RE: ESTATE OF  
JOHN H. ROBINSON,  
Deceased.

The administration of the estate of JOHN H. ROBINSON, deceased, whose date of death was December 14, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 22, 2025.

**DEBORAH STAMPER**  
Personal Representative  
1225 Derbyshire Road  
Daytona Beach, FL 32117  
**CYNTHIA NIELSEN**  
Personal Representative  
8 Willow Lane  
Schenectady, NY 12302  
Robert D. Hines, Esq.  
Attorney for Personal Representatives  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email: jrivrera@hnh-law.com  
May 22, 29, 2025 25-002361

FIRST INSERTION

**Land Patent**

I, Patricia Kearns am bringing forth a Land Patent benefit for the following parcel located at 127 Longwood Drive, Florida Republic, usa NON-DOMESTIC. Any party interested in viewing or challenging this claim can view the associated documents here: https://davidruth7wixsite.com/website-54/patricia-kearns

May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025 25-002341

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 Panorama Health Integrative Medicine, located at 18 Bovard Ave Suite C #6, in the City of Ormond Beach, Volusia County, FL 32176 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of May, 2025.

Panorama Health, LLC  
May 22 25-00052V

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 MyBusiness, located at 123 Main., in the City of Daytona Beach, Volusia County, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of May, 2025.

MyCompany  
May 22 25-00051V

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 Triumphant Pursuits Christian Life Coaching, located at P.O. BOX 1861, in the City of Ormond Beach, Volusia County, FL 32175 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of May, 2025.

Triumphant Pursuits LLC  
May 22 25-00053V

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 700605000790

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate

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 11101 CIDL  
Freedom Mortgage Corporation,  
Plaintiff, vs.  
CHARLES BAXTER, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant



FIRST INSERTION

**NOTICE TO CREDITORS**  
(Trust administration)  
**RE: SECOND RESTATEMENT OF THE CLARE P. RYAN REVOCABLE TRUST**  
dated July 16, 1997, and restated on December 17, 2012, and amended on April 3, 2019

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

The name of the deceased settlor of the Trust is: CLARE P. RYAN, whose date of death is January 3, 2025.

The name of the Trust established by the settlor is: *SECOND RESTATEMENT OF THE CLARE P. RYAN REVOCABLE TRUST* dated July 16, 1997, and restated on December 17, 2012, and amended on April 3, 2019 (herein "TRUST").

The Trust was established on July 16, 1997.

The name and address of the Trustee serving at the time of settlor's death: SUSAN MARIE RYAN, 24 Ragged Ridge Road, Camden, ME 04843, and Gasvaerksvej9B, ITH, 1656 Copenhagen V, Denmark.

The name and address of the attorney for the Successor Trustee is David A. Burt, Esq. of Hawkins, Hawkins & Burt, LLP, 501 South Ridgewood Avenue, Daytona Beach, Florida 32114. ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the deceased settlor who seek to recover their claims from the Trust, and all persons having claims or demand against the estate of the deceased settlor who seek to recover their claims or demands from the Trust, must file their claims with the Trustee WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

All persons having claims or demands against the deceased settlor's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claim with the Trustee WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of Notice is: May 22, 2025.

**SUSAN MARIE RYAN, Trustee**  
24. Ragged Ridge Road, Camden, ME 04843, and  
Gasvaerksvej9B, ITH, 1656 Copenhagen V, Denmark  
David A. Burt, Esquire of:  
HAWKINS, HAWKINS & BURT, LLP  
501 S. Ridgewood Avenue  
Daytona Beach, FL 32114  
Telephone: 386-252-4499  
Facsimile: 386-258-1311  
davidburt@hawkinsandburt.com  
contact@hawkinsandburt.com  
nicole@hawkinsandburt.com  
Florida Bar Number: 197955  
Attorney for Trustee  
May 22, 29, 2025 25-002391

SUBSEQUENT INSERTIONS

**SECOND INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 1108 PRDL**  
**Division 10**  
**IN RE: ESTATE OF CAROLINE H. KUSTABORDER, aka CAROLINE HOWE KUSTABORDER**  
**Deceased.**

The administration of the estate of Caroline H. Kustaborder, also known as Caroline Howe Kustaborder, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 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 15, 2025.

**Personal Representative:**  
**Brandon L. Nelson**  
**c/o Legacy Law Associates, P.L.**  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Attorney for Personal Representative:  
Robert M. Holland  
Attorney  
Florida Bar Number: 938998  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 868-5371  
E-Mail: holland@legacylaw313.com  
Secondary E-Mail:  
linda@legacylaw313.com  
May 15, 22, 2025 25-002261

SUBSEQUENT INSERTIONS

**THIRD INSERTION**  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE No.: 2025 10656 CICI**  
**GLOBAL GUARANTY, INC., Plaintiff, vs.**  
**DARRYL L. HARRIS, deceased and all others claiming by, through and under DARRYL L. HARRIS, deceased, RODNEY E. HARRIS SR., ESTATE OF FREDERIC C. WHITE, deceased and all others claiming by, through and under ESTATE OF FREDERIC C. WHITE, deceased, ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased and all others claiming by, through and under ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased and UNKNOWN OCCUPANT(S), Defendant,**  
TO: DARRYL L. HARRIS, deceased and all others claiming by, through and under DARRYL L. HARRIS, deceased, ESTATE OF FREDERIC C. WHITE, deceased and all others claiming by, through and under ESTATE OF FREDERIC C. WHITE, deceased and ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased and all others claiming by, through and under ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Volusia County, Florida:  
Parcel 1:  
The South One Hundred (100) feet of Lot Seven, Block Eight, Map of the Village of Melrose, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 114, of the Public Records of Volusia County, Florida. a/k/a 135 Fairview Ave, Ormond Beach, FL 32174 ("Parcel 1").  
Parcel 2:  
The East 1/2 of Lot 14 and all of Lot 15, Block 4, Daytona Pines, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 41, of the Public Records of Volusia County, Florida. also described as The Easterly 20 feet of Lot 14 and all of Lot 15, Block 4, Daytona Pines, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 41, of the Public Records of Volusia County, Florida. a/k/a 1606 Avenue C, Ormond Beach, FL 32174 ("Parcel 2").  
Parcel 3:  
Lots 1 and 2, Block 23, Daytona Pines Section A, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 41, of the Public Records of Volusia County, Florida. a/k/a 1115 Avenue H, Ormond Beach, FL 32174 ("Parcel 3").

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 June 13, 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 29th day of April 2025.  
LAURA E ROTH  
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith  
As Deputy Clerk  
J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
May 8, 15, 22, 29, 2025 25-002061

**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO. 2024 11372 CICI**  
**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1, Plaintiff, vs.**  
**JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC; CITY OF SOUTH DAYTONA, FLORIDA; THE CITY OF DAYTONA BEACH, FLORIDA; Defendants**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated April 16, 2025, and entered in Case No. 2024 11372 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1, is Plaintiff and JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC; CITY OF SOUTH DAYTONA, FLORIDA; THE CITY OF DAYTONA BEACH, FLORIDA, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 25TH day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit:  
THE EASTERLY 80 FEET OF THE SOUTHERLY 1/2 OF LOT 2 AND THE EASTERLY 80 FEET OF THE NORTHERLY 10 FEET OF LOT 3, BLOCK 11, PLAN OF MEMENTO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK O, PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
sure, to wit:  
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:  
LOT 7, BLOCK "A", TUCKER SUBDIVISION NO. 2 IN BLOCK 14, KINGSTON, AS PER MAP BOOK 10, PAGE 85 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA  
ASSESSOR'S PARCEL NO: 5338-58-01-0070  
Property Address: 600 Madison Avenue, Dayton 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
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 8th day of May, 2025.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
May 15, 22, 2025 25-002231

**SECOND INSERTION**  
**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 2022 30969 CICI**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES W. LANE, DECEASED, et al., Defendants.**  
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated April 3, 2025, issued in and for Volusia County, Florida, in Case No. 2022 30969 CICI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES W. LANE, DECEASED, RASHARD DYESS-LANE and BETTY LANE-FAGERLUND are the Defendants.  
The Clerk of the Court, LAURA ROTH, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 06, 2025, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:  
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:  
LOT 7, BLOCK "A", TUCKER SUBDIVISION NO. 2 IN BLOCK 14, KINGSTON, AS PER MAP BOOK 10, PAGE 85 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA  
ASSESSOR'S PARCEL NO: 5338-58-01-0070  
Property Address: 600 Madison Avenue, Dayton 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
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 8th day of May, 2025.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
May 15, 22, 2025 25-002231

**THIRD INSERTION**  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE No.: 2025 10506 CIDL**  
**HYR PROPERTIES LLC, Plaintiff, vs.**  
**YVONNE G. JOHNSON, KARL M. JOHNSON A/K/A KARL M. HARRISON, and all others claiming by, through and under KARL M. JOHNSON A/K/A KARL M. HARRISON and BEVERLY A. HARRISON, deceased and all others claiming by, through and under BEVERLY A. HARRISON, deceased, Defendant,**  
TO: KARL M. JOHNSON A/K/A KARL M. HARRISON, and all others claiming by, through and under KARL M. JOHNSON A/K/A KARL M. HARRISON and BEVERLY A. HARRISON, deceased and all others claiming by, through and under BEVERLY A. HARRISON, deceased  
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:  
Lot 3, Block 1332, Deltona Lakes Unit Forty Five, according to the map or plat thereof, as recorded in Map Book 27, Page 300 through 313, inclusive, of the Public Records of Volusia County, Florida. a/k/a 1660 Travers Lane, Deltona, FL 32738.  
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 June 16, 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 30th day of April 2025.  
LAURA E ROTH  
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith  
As Deputy Clerk  
J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
May 8, 15, 22, 29, 2025 25-002191

**THIRD INSERTION**  
**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE: 2024-31688-CODL**  
**ANSLEY PARKE AT ORANGE CITY, LLC, a Florida Limited Liability Company Plaintiff,**  
**JEAN REILLY and JAMES REILLY, Individually and as Agent for JEAN REILLY. Defendants.**  
TO: JAMES REILLY, Individually and as Agent for JEAN REILLY, and the unknown spouse, heirs, devisees, grantees, creditors of James Reilly and all other parties claiming by, through, under, or against James Reilly and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and creditors, or other parties claiming interests by, through or under those unknown natural persons;  
YOU ARE NOTIFIED that an action requesting judgment for damages and other relief involving a breach in a landlord/tenant agreement in Polk County, Florida that has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: RICHARD A. LOPEZ, Esq., the Plaintiff's attorney, whose address is 933 South Florida Avenue, Lakeland, FL 33803, on or before the 30th day of May, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.  
DATED on this 30th day of April, 2025.  
LAURA E. ROTH  
AS CLERK OF COURT (COURT SEAL)  
BY: /s/ Shawnee S. Smith  
AS DEPUTY CLERK

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 25-002051

**SECOND INSERTION**  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE No.: 2025 11419 CIDL**  
**HERITAGE ENTERPRISES FL LLC, Plaintiff, vs.**  
**BRIAN LAWRIE, and all others claiming by, through and under BRIAN LAWRIE, Defendant,**  
TO: BRIAN LAWRIE, and all others claiming by, through and under BRIAN LAWRIE  
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:  
The East 80 feet of the West 264 feet of the North 127.5 feet of the South 255 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 Section 6, Township 19 South, Range, 35 East, Volusia County, Florida. a/k/a 149 N 1st St, Oak Hill, FL 32759.  
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 June 20, 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 6th day of May 2025.  
LAURA E ROTH  
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith  
DEPUTY CLERK  
J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
May 15, 22, 29; June 5, 2025 25-002241



**Observer**  
YOUR VOICE. YOUR NEEDS.

**You can pick it up for free around your community.**

**Or get it delivered to your driveway every week for just**

**~~\$79.00~~**

**\$52.00**

**New Rates!**

**Subscribe today!**  
386-447-9723  
observerlocalnews.com/subscribe/





SECOND INSERTION

**NOTICE OF CLERK'S SALE**  
IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2025 10942 COCI  
YORKTOWNE ESTATE CONDOMINIUM ASSOCIATION, INC.,  
Plaintiff, vs.  
RAMI SEGAL & FLORA SEGAL, Defendants.  
YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 9th day of May, 2025, Case Number 2025 10942 COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which YORKTOWNE ESTATE CONDOMINIUM ASSOCIATION, INC., is the Plaintiff, and RAMI SEGAL & FLORA SEGAL are the Defendants; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 30th day of June, 2025 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Unit 1006, Yorktowne Estate Condo, per OR Book 3350, Page 1720, per OR Book 4974, Page 1226, per OR Book 5568, Page 1304, per OR Book 4973, Page 0943, Public Records of Volusia County, Florida.

The physical street address of said property is: 1601 Big Tree Road, Unit 1006, Daytona Beach, FL 32119

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

**ATTENTION: PERSONS WITH DISABILITIES**

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

**THIS IS NOT A COURT INFORMATION LINE.**  
DATED this 12th day of May, 2025  
/s/ Robert Robins  
ROBERT ROBINS, ESQUIRE  
P.O. BOX 1649  
DAYTONA BEACH, FL 32115  
(386) 252-5212  
(386) 252-5713 (FAX)  
FLORIDA BAR NO.: 356026  
RobertRobinsLaw@hotmail.com  
ATTORNEY FOR: PLAINTIFF  
May 15, 22, 2025 25-002281

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 2025 10010 PRDL  
IN RE:  
Estate of GEORGE ROSS WARREN  
a/k/a GEORGE WARREN  
a/k/a GEORGE R. WARREN  
Deceased.

The administration of the Estate of GEORGE ROSS WARREN, deceased, whose date of death was Sept. 6, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 15, 2025.

**SUSAN JONES**  
Personal Representative  
535 Janice Ave.  
Daytona Beach, FL 32114  
DAVID A. BURT  
Florida Bar No. 197955  
ADAM D. WARREN  
Florida Bar No. 940501  
Hawkins, Hawkins & Burt, LLP  
501 South Ridgewood Avenue  
Daytona Beach, Florida 32114  
davidburt@hawkinsandburt.com  
adamwarren@hawkinsandburt.com  
May 15, 22, 2025 25-002271

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE: 2024-31688-CODL  
ANSLEY PARKE AT ORANGE CITY, LLC, a Florida Limited Liability Company  
Plaintiff,  
JEAN REILLY and  
JAMES REILLY, Individually and as Agent for JEAN REILLY.  
Defendants.  
TO: JEAN REILLY, and the unknown spouse, heirs, devisees, grantees, creditors of Jean Reilly and all other parties claiming by, through, under, or against Jean Reilly and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and creditors, or other parties claiming interests by, through or under those unknown natural persons;

YOU ARE NOTIFIED that an action requesting judgment for damages and other relief involving a breach in a landlord/tenant agreement in Polk County, Florida that has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: RICHARD A. LOPEZ, Esq., the Plaintiff's attorney, whose address is 933 South Florida Avenue, Lakeland, FL 33803, on or before the 30th day of May, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

DATED on this 30th day of April, 2025.  
LAURA E. ROTH  
AS CLERK OF COURT  
(COURT SEAL)  
BY: /s/ Shawnee S. Smith  
AS DEPUTY CLERK

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 25-002041

SECOND INSERTION

**RE-NOTICE OF SALE**  
PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2024 12581 CIDL  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2006-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, vs.  
SANDRA S. LEHAN A/K/A SANDRA LEHAN F/K/A SANDRA W. SMITH A/K/A SANDRA SMITH; UNKNOWN SPOUSE OF SANDRA S. LEHAN A/K/A SANDRA LEHAN F/K/A SANDRA W. SMITH A/K/A SANDRA SMITH; ISPC, INC.; CASTLE CREDIT CO HOLDINGS, LLC, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated November 25, 2024, and entered in Case No. 2024 12581 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 Mortgage Loan Asset Backed Certificates, Series 2006-2, is Plaintiff and Sandra S. Lehan a/k/a Sandra Lehan f/k/a Sandra W. Smith a/k/a Sandra Smith; Unknown Spouse Of Sandra S. Lehan a/k/a Sandra Lehan f/k/a Sandra W. Smith a/k/a Sandra Smith; ISPC, Inc.; Castle Credit Co Holdings, LLC, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court will sell via on-line auction at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com) at 11:00 a.m. on the 12th day of June, 2025, the following described property as

set forth in said Final Judgment, to wit: LOT 2, BLOCK 779, DELTONA LAKES UNIT THIRTY-TWO, ACCORDING TO MAP RECORDED IN MAP BOOK 27, PAGES 101 THROUGH 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2841 West Elston Drive, Deltona, Florida 32738

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator, 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: 5/9/2025  
McCabe, Weisberg & Conway, LLC  
By: /s/ Craig Stein  
Craig Stein, Esq.  
FL Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: [FLpleadings@mwc-law.com](mailto:FLpleadings@mwc-law.com)  
File No: 23-400298  
May 15, 22, 2025 25-002251

TAKE  
OFFER  
CALL  
386-447-9723  
TO PLACE YOUR  
NOTICE TODAY

Give a nonprofit a megaphone.

Want to buy ad space and donate it to help a nonprofit? Let's make it happen!

386-447-9723 // [advertising@observerlocalnews.com](mailto:advertising@observerlocalnews.com)

**A RECENT SUCCESS STORY**

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

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

**YOUR HOME**  
found here.

Find a place where you can visit listings, not just imagine them.

**MARKET PLACE**  
Made for where you live. Here!

Call 386-447-9723 or visit [Classifieds.PalmCoastObserver.com](http://Classifieds.PalmCoastObserver.com)

Check out our new store!

Were you featured in a story in one of our newspapers? Get a print for your wall!

Did you submit a tribute for your loved one? Get a memorial keepsake.

Visit our store today!  
[Newskeepsake.com/pages/observer](http://Newskeepsake.com/pages/observer)

ORMOND BEACH Observer YOU. YOUR NEIGHBORS. YOUR NEIGHBORHOOD.

Revive Fitness hosts grand reopening

Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded by 1,800 square feet.

ALDO MULLER CONTRIBUTING WRITER

Revive Fitness and its owner, Amanda Muller, have opened a grand reopening on Yonge St. in Ormond Beach. The new location is a path and goal for fitness.

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional bodybuilder.

"I saw a picture of this one day, and I helped the owner a path and goal for fitness."

Revive Fitness first opened 13 years ago. Located at 180 S. Yonge St. in Ormond Beach, the fitness studio has expanded from 4,400 square feet to 1,200 square feet, allowing more members to join and create, strength, and fitness.

At the age of 24, Arnold Muller, owner of Revive Fitness, moved from Hungary to the United States to follow his dream of becoming a professional body



FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**CIVIL ACTION**  
**CASE NO.: 2024 CA 000446**  
**DIVISION: 61 - COUNTY CIVIL, SMALL**

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2005-A, Plaintiff, vs. THERESA FUENTES-MARCHESANI, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 14, 2025, and entered in Case No. 2024 CA 000446 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-A, is the Plaintiff and Theresa Fuentes-Marchesani, Rafael Fuentes, 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](http://www.flagler.realforeclose.com), Flagler County, Florida at 11:00AM on the June 13, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 24, OF BLOCK 6, OF PALM COAST, MAP OF BELLE TERRE, SECTION 17, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGES 12-16, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

A/K/A 8 BOYD PLACE 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 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 29 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](mailto:servealaw@albertellilaw.com)  
By: /s/ Lauren Heggestad  
Florida Bar #85039  
Lauren Heggestad, Esq.  
IN/23-012481  
May 22, 29, 2025

25-00135G

FIRST INSERTION

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

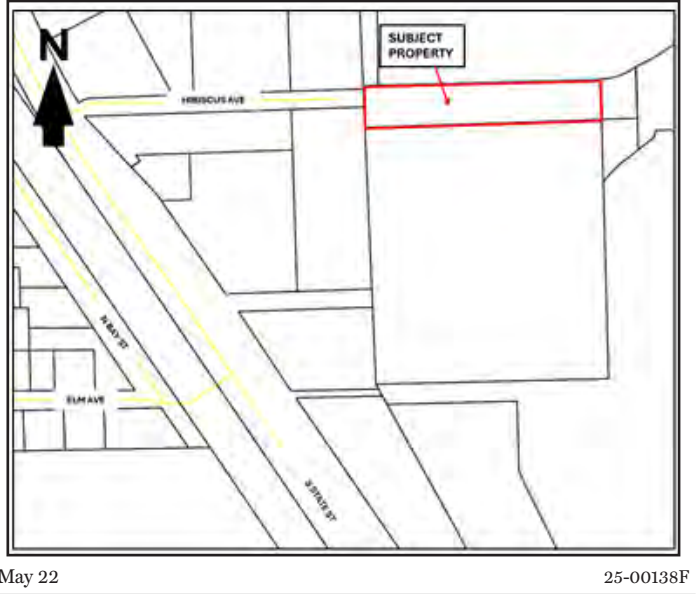
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of June 2025, for the purpose of hearing Ordinance 2025-XX (Application No. ZMA 2025-02), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**ORDINANCE 2025-XX**

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 1.36± ACRES, BEARING PARCEL ID: 14-12-30-3750-000Q0-001 LOCATED DIRECTLY AT THE END OF HIBISCUS AVENUE IN THE CITY OF BUNNELL LIMITS FROM “R-1, SINGLE FAMILY RESIDENTIAL DISTRICT” TO “L-1, LIGHT INDUSTRIAL DISTRICT”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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



May 22 25-00138F

FIRST INSERTION

**SALE NOTICE**

Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Monday, June 5, 2025, or thereafter. Units are believed to contain household goods, unless otherwise listed

Unit, Tenant, Contents

117 Daniels, Richard Misc Household Goods

119Harvey, Rhonda Household Goods

153 Mitchell, Shantel Household Goods

209 Johnston, Ronald Household Goods

225 Anderson, Flonnie Misc Household Goods

246 Moore, Tasha Household Goods

251 Mitchell, Shantel Household Goods

502 Mason, Kellie Pictures and Misc

1112 Wells, Joy Household Goods and Clothes

1122 Paris, Jenni Misc Household Goods

1128 Shearer, Pamela Household Goods

1218 Hudson, Maisy Misc Household Goods

1504 Bruce, Julia Household Goods and electronics

Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. May 22/29 25-00136F

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2025 CP 000289**  
**Division 48**  
**IN RE: ESTATE OF Francesco DeLuccia, a/k/a Frank DeLuccia Deceased.**

The administration of the estate of Francesco DeLuccia, deceased, whose date of death was April 7th, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 22, 2025.

/s/ **Laura Cuomo-Pietrosanti**  
**Laura Cuomo-Pietrosanti**  
P.O. Address: 161 Geymer Drive, Mahopac, NY 10541

/s/ **Anthony Pietrosanti**  
**Anthony Pietrosanti**  
P.O. Address: 161 Geymer Drive, Mahopac, NY 10541

**Personal Representative**  
**LEONARD I. SINGER**  
ATTORNEYS AT LAW  
Attorneys for Personal Representative  
1860 FOREST HILL BOULEVARD SUITE 201  
WEST PALM BEACH, FL 33406  
Telephone: (561) 433-4200  
By: /s/ Leonard I. Singer  
**LEONARD I. SINGER, ESQ.**  
Florida Bar No. 313939  
Email Addresses: [LisEsquire@aol.com](mailto:LisEsquire@aol.com)  
May 22, 29, 2025 25-00138G

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA**  
**File Number: 2025 CP 000253**  
**Division: 48**  
**IN RE: ESTATE OF SALVATORE A. CATENA, JR., a/k/a SALVATORE ANTHONY CATENA, Deceased.**

The administration of the Estate of SALVATORE A. CATENA, JR., deceased, whose date of death was November 2, 2024, is pending in the Circuit Court Flagler County, Florida, Probate Division, located at 769 Moody Blvd, Ste 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative and the Personal Representative's attorney are provided below.

Deadline for Filing Claims:

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is served, must file their claims with this court ON OR BEFORE THE LATER OF:

- 3 months after the date of the first publication of this notice, or
- 30 days after the date of service of a copy of this notice on them.

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

Statutes.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS after the date of the first publication of this notice.

Barred Claims:

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

This notice is published in accordance with the provisions of the Florida Probate Rules and Florida Statutes Section 733.2121.

The date of first publication of this notice is May 22, 2025.

Signed on this 13th day of May, 2025.

**MICHAEL JOSEPH CATENA, Personal Representative**  
70 Chestnut Street, Belleville, New Jersey 07109

**CORONADO LAW GROUP, PLLC**  
*s Kenneth Bohannon, Esq*  
Kenneth Bohannon, Esquire  
Florida Bar #0027500  
221 N. Causeway, Suite A  
New Smyrna Beach, FL 32169-5239  
Phone: 386-427-5227  
Facsimile: 386-423 3909  
Primary Email: [KBohannon@CFLLawyer.com](mailto:KBohannon@CFLLawyer.com)  
Secondary Email: [EService@CFLLawyer.com](mailto:EService@CFLLawyer.com)  
Attorney for Personal Representative  
File: #2025-0167  
May 22, 29, 2025 25-00136G

FIRST INSERTION

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

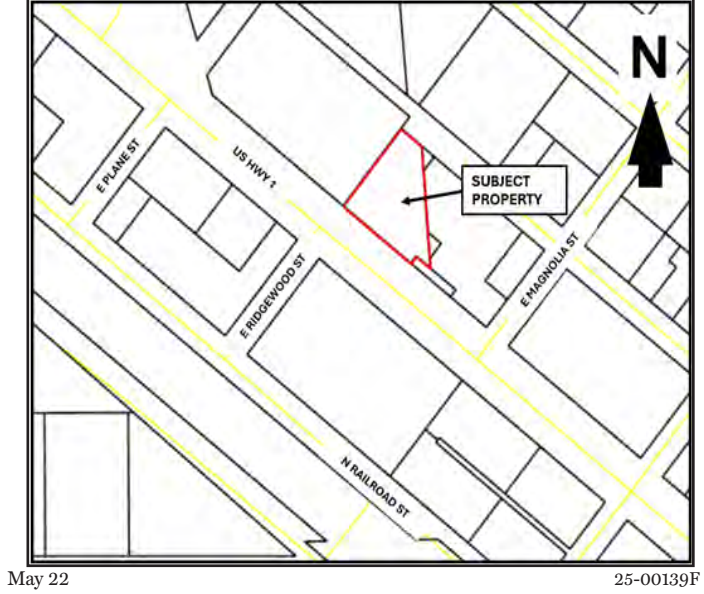
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of June 2025, for the purpose of hearing a variance to increase the maximum allowable impervious area within the B-1 zoning district (Application No. VAR 2025-02), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**VAR 2025-02**

**REQUESTING A VARIANCE FROM SECTION 34-117(e)(5) IN THE LAND DEVELOPMENT CODE TO INCREASE THE MAXIMUM IMPERVIOUS COVERAGE FROM 60% TO 71% WITHIN THE B-1 ZONING DISTRICT, LOCATED AT 508 NORTH STATE STREET.**

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

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



May 22 25-00139F

FIRST INSERTION

**SALE NOTICE**

Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Monday June 5, 2025 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Unit, Tenant, Contents

409 Staffa, Heather Boxes and Clothes

429 Nastelli, Robert or Dotti Household Goods

431 Rose, Stephanie Household Goods

515 Rudd, Kenneth Misc Household Goods

Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. May 22/29 25-00137F

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 2025 CP 000305**  
**Division 48**  
**IN RE: ESTATE OF BRUCE ROBERT ABJORNSON Deceased.**

The administration of the estate of Bruce Robert Abjornson, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 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 22, 2025.

**Personal Representative:**  
**/s/ Bailey Bryce Abjornson**  
**(Apr 29, 2025 22:03 EDT)**  
**Bailey Abjornson**  
487 Valerie Drive  
Titusville, Florida 32796

Attorney for Personal Representative:  
**/s/ Lisa M. Miles**  
Lisa M. Miles  
Attorney  
Florida Bar Number: 1036064  
DOUGLAS LAW FIRM  
117 N. 2nd Street  
Palatka, FL 32177  
Telephone: (386) 530-2955  
Fax: (386) 385-5914  
E-Mail: [Lisa@dhclawyers.com](mailto:Lisa@dhclawyers.com)  
Secondary E-Mail: [AmandaH@dhclawyers.com](mailto:AmandaH@dhclawyers.com)  
May 22, 29, 2025 25-00137G



Observer

You can pick it up for free on newsstands everywhere.

Or skip the trip into town and get it on your driveway.

**YOUR HOME** found here.

Find a place where you can visit listings, not just imagine them.

**MARKETPLACE**

Made for where you live. Here!

Call 386-447-9723 or visit [Classifieds.PalmCoastObserver.com](http://Classifieds.PalmCoastObserver.com)

**\$79**

**\$52.00**

Scan the code today!

Or, call 386-447-9723.

Visit [observerlocalnews.com/subscribe](http://observerlocalnews.com/subscribe)



FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
OF THE SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR FLAGLER COUNTY,  
FLORIDA

**CASE NO. 2025 CP 00238**  
**DIVISION 48**  
**IN RE: ESTATE OF**  
**ROBERT CLARK,**  
**Deceased.**

The administration of the estate of ROBERT CLARK, deceased, whose date of death was March 8, 2025 pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd Ste. 1, Bunnell, FL 32110. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 22, 2025

**Personal Representative:**  
**Alexander Clark**  
2007 204th Street SW Unit A  
Lynnwood, WA 98036

Victoria C. Zinn  
Victoria C. Zinn, Esquire  
Attorney for Personal Representative  
Email Address: victoria@zinnlegal.com  
Florida Bar No. 1018293  
P.O. Box 10016  
Daytona Beach , FL 32120  
Telephone: (386)256-9466  
May 22, 29, 2025 25-00139G

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000283**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ROBERT E. ROSS**  
**(A/K/A ROBERT ERNEST ROSS),**  
**Deceased.**

The administration of the estate of Robert E. Ross (a/k/a Robert Ernest Ross), deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 22, 2025.

**Personal Representative:**  
**Dale R. Ross**  
**c/o Dunwody White & Landon, P.A.**  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
Attorneys for Personal Representative:  
DUNWODY WHITE & LANDON, P.A.  
Alfred J. Stashis, Jr., Esq.  
Florida Bar Number: 14772  
Jonathan T. Baker, Esq.  
Florida Bar Number: 97793  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
Telephone: (239) 263-5885  
Fax: (239) 262-1442  
May 22, 29, 2025 25-00140G

FIRST INSERTION

**NOTICE OF PUBLIC AUCTION**  
**Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 6/16/2025 at 1:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at [www.storage4treasures.com](http://www.storage4treasures.com)**

**299 Alexis Tyla Shaw**  
**327 Chris Distefano**  
**333 Robert Gonzalez**

May 22/29 25-00131F

FIRST INSERTION

**PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT**  
Florida Department of Environmental Protection  
Northeast District Office  
Draft Air Permit No. 0350011-022-AC  
Kanthal Corportation DBA Alleima Advanced Materials, Alleima Advanced Materials

**Applicant:** The applicant for this project is Kanthal Corportation DBA Alleima Advanced Materials. The applicant's authorized representative and mailing address is: Mr. Michael Studebaker, EHS Manager, Kanthal Corportation DBA Alleima Advanced Materials, Alleima Advanced Materials, 1 Commerce Boulevard, Palm Coast, Florida 32164.

**Facility Location:** Kanthal Corportation DBA Alleima Advanced Materials operates the existing Alleima Advanced Materials, which is located in Flagler County at 1 Commerce Boulevard in Palm Coast, Florida.

**Project:** This project is to revise Permit No. 0350011-020-AC to remove the synthetic minor source status designation and to become a Title V major source, as well as, adding a new custom horizontal coating and enameling Machine (MAG2) manufactured by MAG AT.

**Permitting Authority:** Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Northeast District Office. The Permitting Authority's physical address is: 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256. The Permitting Authority's mailing address is: 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256. The Permitting Authority's phone number is (904) 256-1700.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fddep.dep.state.fl.us/air/emission/apds/default.asp>.

**Notice of Intent to Issue Air Permit:** The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

**Comments:** The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

**Petitions:** A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us), before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

**Extension of Time:** Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**Mediation:** Mediation is not available in this proceeding.

May 22, 2025 24-00142G

FIRST INSERTION

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

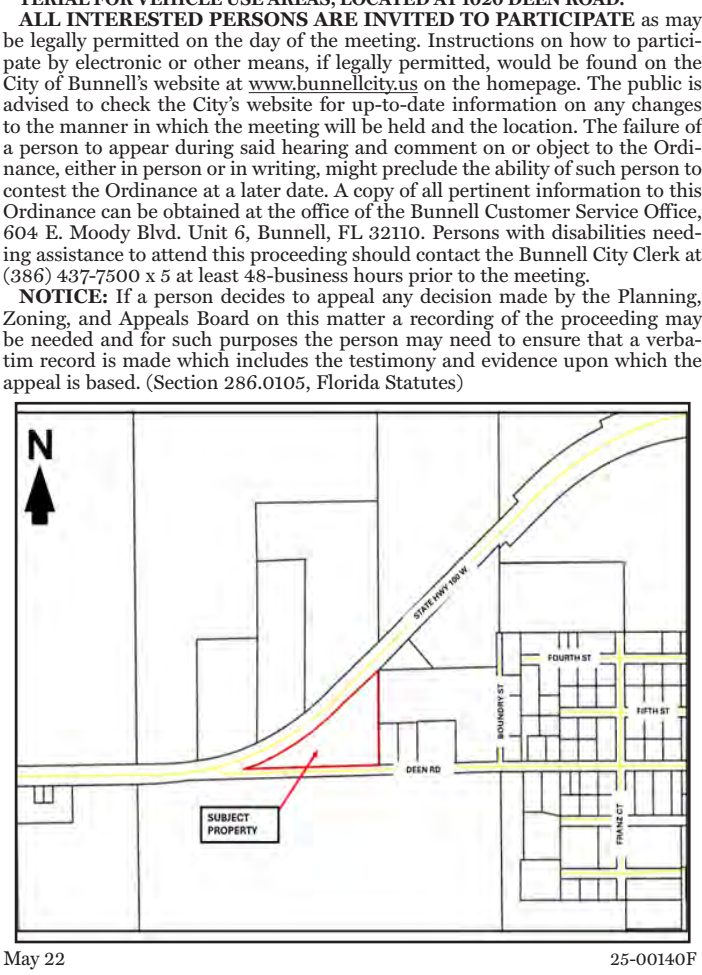
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of June 2025, for the purpose of hearing a variance to modify the required surface material for vehicle use areas to allow asphalt millings (Application No. VAR 2025-01), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

**VAR 2025-01**

**REQUESTING A VARIANCE FROM SECTION 34-202 IN THE LAND DEVELOPMENT CODE TO ALLOW ASPHALT MILLINGS AS A SURFACE MATERIAL FOR VEHICLE USE AREAS, LOCATED AT 1020 DEEN ROAD.**

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

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



May 22 25-00140F

FIRST INSERTION

**NOTICE OF RESCHEDULED MEETING TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors ("Board") of the Town Center at Palm Coast Community Development District ("District") scheduled for Friday, May 16, 2025 at 10:00 a.m. has been rescheduled to Thursday, May 29, 2025 at 9:00 a.m. instead of 10:00 a.m. at the Hilton Garden Inn Palm Coast/Town Center, located at 55 Town Center Boulevard, Palm Coast, Florida 32164.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate via telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. The meeting may be continued to a date, time and location to be specified on the record at the meeting without additional publication of notice.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any action taken by the Board at this meeting is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Samantha Harvey  
District Manager

May 22 25-00142F

FIRST INSERTION

**PUBLIC NOTICE**  
**NOTICE BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONSIDERATION OF PROPOSED ORDINANCE TITLED SIMILAR TO:**

**AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS RELEVING THE LOCAL OPTION GAS TAX ON MOTOR FUEL AND SPECIAL FUEL AS PROVIDED BY SECTION 336.025(1)(a), FLORIDA STATUTES; PROVIDING FOR THE FILING OF THE ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE AND THE FLORIDA DEPARTMENT OF REVENUE; AND PROVIDING AN EFFECTIVE DATE.**

A public hearing on the above-captioned matter will be held as follows:

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS - June 2, 2025, at 9:30 a.m., or as soon thereafter as possible. The hearing will be held in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, 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, or telephone 386-313-4005 or write to: Flagler County Board of County Commissioners, 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110 or email to [publiccomments@flaglercounty.gov](mailto:publiccomments@flaglercounty.gov). Staff reports and other pertinent information are available for review at the Flagler County Administration Office, 1769 East Moody Boulevard, Bldg. 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 THE 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 COUNTY ADMINISTRATION AT 386-313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

May 22 25-00141F

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**CASE NUMBER: 2025 CP 000162**  
**Division: 48**

**IN RE: THE ESTATE OF DANIEL DIAZ, Deceased.**

The administration of the estate of Daniel Diaz, deceased, whose date of death was November 29, 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, 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.

Attorney for Petitioner:  
/s/ Jennifer A. McGee  
Jennifer A. McGee, Esq.  
Florida Bar Number: 1023165  
McGee Law, PLLC  
6 Meridian Home Lane, Unit 201  
Palm Coast, Florida 32137  
Tel: (386) 320-7300  
[jennifer@mcgeelawll.com](mailto:jennifer@mcgeelawll.com)  
May 22, 29, 2025 25-00141G



**SAVE TIME**  
Email your Legal Notice  
[legal@observerlocalnews.com](mailto:legal@observerlocalnews.com)

## SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2025 CA 000163**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR NFMP TRUST, SERIES 2023-C, Plaintiff, vs. IRIS DALY, et. al. Defendant(s),**  
TO: UNKNOWN SPOUSE OF IRIS DALY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 79, BLOCK 7, OF PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 54 THROUGH 58 INCLUSIVE, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 30 Days from the date of the first publication /(30 days from Date of First Publication of this Notice) 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 filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Flagler County, Florida, this day of 5/7/2025.

TOM BEXLEY  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: AMY PEREZ  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
24-234304  
May 15, 22, 2025 25-00134G

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

Visit  
Observerlocalnews.  
com/tributes to  
submit your tribute

## SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000225**  
**Division 48**  
**IN RE: ESTATE OF**  
**CAROLINE HARTMAN,**  
**aka CAROLINE NOUBA HARTMAN,**  
**and CAROLINE KOHLOFF HARTMAN**  
**Deceased.**

The administration of the estate of Caroline Hartman, also known as Caroline Nouba Hartman, and Caroline Kohloff Hartman, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 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 15, 2025.

**Personal Representative:**  
**Jonni Hepler**  
**c/o Legacy Law Associates, P.L.**  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Attorney for Personal Representative:  
Robert M. Holland  
Attorney  
Florida Bar Number: 938998  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 868-5371  
E-Mail: [holland@legacylaw313.com](mailto:holland@legacylaw313.com)  
Secondary E-Mail:  
[linda@legacylaw313.com](mailto:linda@legacylaw313.com)  
May 15, 22, 2025 25-00133G

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2025 CA 000155**  
**GULF STATES CAPITAL, a Texas general partnership, Plaintiff, V.**

**JOANNA REELEY; UNKNOWN SPOUSE OF JOANNA REELEY; UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, Defendants.**

TO: Joanna Reeley, Unknown Spouse of Joanna Reeley, Unknown Tenant #1 and Unknown Tenant #2.

YOU ARE NOTIFIED that an action for Mortgage Foreclosure for the following property in Flagler County, Florida:

Legal Description: Lot 84, Block 7, SUBDIVISION MAP FLORIDA PARKSECTION-10 PALM COAST, according to the plat thereof as recorded in Plat Book 6, at Page(s) 43-53, as amended in instrument recorded in Official Book 35, Page 528, of the Public Records of Flagler County, Florida.

C/KK/A: 55 Flemingwood Lane, Palm Coast, FL 32137

has been filed against you and you are required to serve a copy of your written defenses, if any, to Colton L. Chrimess, Esquire, the Plaintiffs attorney, whose address is Brown & Kimpton, P.A. 4200 4th Street, N., Suite F, St. Petersburg, FL 33703, on or before, 30 days from first publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Date 04/22/2025  
Tom Bexley  
As Clerk of the Court  
By: Margarita Ruiz  
May 15, 22, 2025 25-00130G

**OFFICIAL COURT HOUSE WEBSITES:**

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

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





