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

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDAPROBATE 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 ROB-ERT LOUIS COLARUSSO a/k/a ROBERT L. COLARUSSO a/k/a ROBERT CO-LARUSSO, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative May 22, 29, 2025 25-00237I

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

CREDITORS, TRUSTEES AND

OF JEFFREY LANCE JACOBS,

DECEASED, et al.

Defendant(s).

ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE

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 SEV-

ENTH 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

in this proceeding, you are entitled, at not

cost to you, to the provision of certain as-

sistance. Please contact Court Administra-

tion, 101 N. Alabama Ave., Ste. D-305, De-Land, FL 32724, (386) 257-6096, at least

7 days before your scheduled court appear-

ance, or immediately upon receiving this notification if the time before the appear-

ance is less than 7 days; if you are hearing or

TION NUMBERS
SOLICITUD DE ADAPTACIONES

PARA PERSONAS CON DISCAPACID-

Si usted es una persona con discapacidad

que necesita una adaptación para poder

participar en este procedimiento, usted

tiene el derecho a que se le proporcione

cierta asistencia, sinincurrir en gastos.

Comuníquese con la Oficina de Adminis-

tración Judicial (Court Administración),

101 N. Alabama Ave., Ste. D-305, DeLand,

FL 32724, (386) 257-6096, con no menos

de 7 días de antelación de su cita de com-

parecencia ante el juez, o de inmediato al

recibir esta notificación si la cita de compa-

recencia está dentro de un plazo menos de

7 días; si usted tiene una discapacidad del

habla o del oído, llame al 711. ESTOS NUMEROS TELEFONICOS NO

SON PARA OBTENER INFORMACION

JUDICIAL
Dated this 14th day of May, 2025.

BROCK & SCOTT, PLLC

4919 Memorial Hwy, Suite 135

FLCourtDocs@brockandscott.com

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 11290 PRDL

Division 10

IN RE: ESTATE OF

WILLIAM THOMAS SHORT

Deceased.

The administration of the estate of Wil-

liam Thomas Short, deceased, whose date of death was March 17, 2025, is pending

in the Circuit Court for Volusia County,

Florida, Probate Division, the address of which is 101 North Alabama Avenue, De-

Land, Florida 32724. The names and ad-

dresses of the personal representative and

the personal representative's attorney are

persons having claims or demands against

notice is required to be served must file their claims with this court ON OR BE-

FORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3

MONTHS AFTER THE DATE OF THE

FIRST PUBLICATION OF THIS NO-

to discover whether any property held at the time of the decedent's death by the de-

cedent or the decedent's surviving spouse

is property to which the Florida Uniform

Disposition of Community Property Rights

at Death Act as described in ss. 732.216-

732.228, applies, or may apply, unless a

written demand is made by a creditor as

specified under s. 732.2211, Florida Stat-

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE

The date of first publication of this notice

Personal Representatives:

Ashley Bolser

254 Sunset Point Drive Ormond Beach, Florida 32174

Trevor Bolser

254 Sunset Point Drive

Ormond Beach, Florida 32174

Attorney for Personal Representatives:

Thomas J. Upchurch, Esquire

1616 Concierge Blvd. Suite 101

Daytona Beach, Florida 32117

Email: service@upchurchlaw.com

2nd Email: clutes@upchurchlaw.com

25-00235I

Telephone: (386) 492-3871

Florida Bar No. 0015821

Unchurch Law

May 22, 29, 2025

WILL BE FOREVER BARRED.

OF DEATH IS BARRED.

is May 22, 2025.

The personal representative has no duty

COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other

ecedent's estate on whom a copy of this

25-00230I

Attorney for Plaintiff

Phone: (954) 618-6955

Tampa, FL 33634

Fax: (954) 618-6954

By /s/Justin J. Kelley

Florida Bar No. 32106

Justin J. Kelley, Esq.

File # 23-F01795

set forth below.

 $May\,22,29,2025$

THESE ARE NOT COURT INFORMA-

voice impaired, call 711.

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, w.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

eports the surplus as unclaimed.
REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11605 PRDL **Division Probate** IN RE: ESTATE OF Lynn Ferri Bradley

Deceased. The administration of the estate of LYNN BRADLEY, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

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

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

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

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

WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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.

Petitioner: EMILY ALEXANDER c/o Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520

Jacksonville, FL 32223 /s/ Mark F. Moss Attorney for Petitioner MARK F. MOSS, ESQ. Florida Bar Number: 119573 Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223 Telephone: (904) 329-7242 E-Mail 1: Service@markmosslaw.com E-Mail 2: mark@markmosslaw.com 25-00233I May 22, 29, 2025

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2024 13178 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

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, DAY-

TONA 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 May 22, 29, 2025

BOARD OF SUPERVISORS MEETING DATES SWI COMMUNITY DEVELOPMENT DISTRICT REMAINDER OF FISCAL YEAR 2024-2025 and NOTICE OF

FIRST INSERTION

AUDITOR COMMITTEE MEETING The Board of Supervisors of the SWI Community Development District will hold their regular meetings for the remainder of Fiscal Year 2024-2025 at One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114 at 9:00 a.m. unless otherwise indicated as follows:

> Friday, May 30, 2025 Friday, August 29, 2025

On May 30, 2025, the Board of Supervisors ("Board") of the SWI Community Development District ("District") will also hold an Auditor Selection Committee meeting. The Auditor Selection Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular Board meeting will take place prior to the Auditor Selection Committee meeting where the Board may consider any other business that may

properly come before it.

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may obtained from 3501 Quadrangle Blvd. Ste 270. Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

25-00049V

The Observer is now offering

honor your

loved ones.

Visit

Observerlocalnews. com/tributes to submit your tribute

Tributes to

call 386-447-9723

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 32827 CICI HSBC BANK USA, NATIONAL ASSOCIATION TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR5 MORTGAGE PASS-THROUGH CERTIFICATE, Plaintiff, vs.

JACK ABERMAN., et al. **Defendant**(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated February 21, 2025, and entered in 2023 32827 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION TRUSTEE FOR DEUTSCHE ALT-A SE-CURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR5 MORTGAGE PASS-THROUGH CERTIFICATE is the Plaintiff and JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC.; CITIBANK, N.A., AS TRUSTEE FOR CERTIFICATE-HOLDERS OF SACO I TRUST 2006-10, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-10 are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose. com, at 11:00 AM, on August 29, 2025, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 50 FEET OF THE WEST 170 FEET LOT 2, BLOCK 12, MEMENTO, ACCORDING TO THE MAP OR PLAT THEREOF,

FIRST INSERTION

FIRST INSERTION

AS RECORDED IN DEED BOOK O", PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUN-TY, FLORIDA.

Property Address: 232 N PENIN-SULA DR, DAYTONA BEACH, FL 32118

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 9 day of May, 2025.

Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.comROBERTSON, ANSCHUTZ SCHNEID CRANE & PARTNERS PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-123590 - NaC May 22, 29, 2025 25-00232I

NOTICE TO CREDITORS NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Stat-ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PE-

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

is: 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: jrivera@hnh-law.com May 22, 29, 2025 25-00236I FIRST INSERTION

IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2025 11166 PRDL IN RE: ESTATE OF

GLORIA JEAN FAINELLI A/K/A GLORIA J. BARBIERI A/K/A GLORIA J. FRIES, Deceased.

The administration of the estate of GLO-RIA JEAN FAINELLI, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave, De-Land, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

is May 22, 2025.

Personal Representative: Paige Kenausis 1605 Boulevard

West Hartford, Connecticut 06107 Attorney for Personal Representative: Melissa Wheaton, Esquire Florida Bar No. 641324 Killgore, Pearlman, P.A. 800 North Magnolia Ave, Suite 1500 Orlando, Florida 32803 Telephone: 407-425-1020 Email: mwheaton@kpsds.com Secondary Email: esagar@kpsds.com May 22, 29, 2025

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://davidruth7.wixsite.com/website-54/patricia-kearns May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025

The Palm Coast & Ormond Beach

Observers now qualify to publish public and legal notices.



Notice Under Fictitious Name Law 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.

FIRST INSERTION

According to Florida Statute

Number 865.09

Panorama Health, LLC May 22 25-00052V

The Observer delivered to your driveway

Call 386.447.9723

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA COMMUNITY GENERAL JURISDICTION DIVISION CASE NO. 2023 31911 CICI NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

> ment, to wit: LOT 94, PLANTATION BAY SEC-VOLUSIA COUNTY, FLORIDA.

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

please call 711.

Dated this 19 day of May, 2025.

PRESTWICK TOWNHOMES III AT PLANTATION BAY PROPERTY OWN-ERS ASSOCIATION, INC.; PLANTATION ASSOCIATION. INC.; AQUA FINANCE, INC.; DONNA J BLAKEY; MAURICE WENDELL JACOBS are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. volusia.realforeclose.com, at 11:00 AM, on June 13, 2025, the following described property as set forth in said Final Judg-

TION 2E-V, UNIT 3-PARTIAL REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN MAP BOOK 57, PAGE 1 THROUGH 4, INCLUSIVE, OF THE PUBLIC RECORDS OF Property Address: 727 ALDEN-HAM LN, ORMOND BEACH, FL 32174

IMPORTANT

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

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-113854 - MiM 25-00238I May 22, 29, 2025

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

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,

The name and address of the Trustee serving at the time of settlor's death: SU-SAN MARIE RYAN, 24 Ragged Ridge Road, Camden, ME 04843, and Gasvaerksvej9B, 1TH, 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 PER-SONS 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 NO-TICE.

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, 1TH, 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@hawkins and burt.comcontact@hawkinsandburt.com nicole@hawkinsandburt.com Florida Bar Number: 197955 Attorney for Trustee 25-00239I May 22, 29, 2025

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11108 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

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 3MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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 no-

tice 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

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

25-00226I

May 15, 22, 2025

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

FLORIDA CASE NO.: 2024 12142 CIDL SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. PATRICK FULLER. ET AL.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 22, 2025 entered in Civil Case No. 2024 12142 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and PATRICK FULL-

ER are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on June 10, 2025 the following described property as set forth in said Final Judgment, to-wit:.

COMMENCE AT THE SOUTH-EAST CORNER OF THE SOUTH-WEST ¼ OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 31 EAST, VOLU-SIA COUNTY, FLORIDA; THENCE RUN NORTH 87°23'56" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 4, A DISTANCE OF 438.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°23'56" WEST, ALONG THE SOUTH LINE OF SAID SOUTH-EAST ¼ OF SECTION 4, A DIS-TANCE OF 219.46 FEET; THENCE RUN NORTH 02°10'58" EAST, 500.1 FEET; THENCE RUN SOUTH 87°23'56" EAST 219.46 FEET; THENCE RUN SOUTH 02°22'43" WEST 500.01 FEET TO THE BE-

GINNING TO CLOSE. TOGETHER WITH AND SUBJECT TO A 30 FOOT INGRESS/EGRESS AND UTILITY EASEMENT AS DE-SCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH-EAST CORNER OF THE SOUTH-WEST 1/4 OF THE SOUTHEAST

1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 31 EAST, VOLU-SIA COUNTY, FLORIDA; THENCE RUN NORTH 87°23'56" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 4, A DISTANCE OF 1316.70 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4; THENCE RUN NORTH 02°10'58" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 4, 582.17 FEET TO THE POINT OF BE-GINNING AND THE CENTER LINE OF A 30 FOOT INGRESS/EGRESS AND UTILITY EASEMENT LYING 15.00 FEET ON EITHER SIDE OF FOLLOWING DESCRIBED CENTERLINE:

FROM SAID POINT OF BEGIN-NING, THENCE RUN SOUTH 88°00"00' EAST, 15.00 FEET; THENCE RUN SOUTH 02°10'58" WEST, 82.32 FEET; THENCE RUN NORTH 87°23'56" EAST, 862.85 FEET TO THE END OF EASEMENT. Property Address: 1835 Springhead

Dr, Enterprise, FL 32725 ANY PERSON CLAIMING AN INTER-EST 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.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg 10360 West State Roa d84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 0058606

File No: 3087.000062

May 15, 22, 2025

25-00222I

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 2024 12694 CICI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2006 NC5,**

Plaintiff, vs.
ROSA MAE TILLER A/K/A ROSA M. TILLER; GEORGETOWNE HOMEOWNERS ASSOCIATION OF DAYTONA BEACH, INC: CAROL TILLER: UNKNOWN SPOUSE OF ROSA MAE TILLER A/K/A ROSA M. TILLER; UNKNOWN SPOUSE OF CAROL TILLER: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 04 day of June, 2025, the following described property as set forth in

said Final Judgment, to wit: LOT 7, GEORGETOWNE DUPLEX-ES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 37, PAGE 172, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 154 WOOD-BRIDGE CIR S, DAYTONA BEACH, IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-PORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-MAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 02 day of May 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. **ADMIN 2.516** eservice@decubaslewis.com 23-03579 May 15, 22, 2025

Observer You can pick it up for free around your community. Or get it delivered to your driveway every week for just

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 TAWNYA WHITNEY A/K/A TAWNYA RUNYON, deceased and all others claiming by, through and under ESTATE OF TAWNYA WHITNEY A/K/A TAWNYA 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 TAWNYA WHIT-NEY A/K/A TAWNYA RUNYON, deceased and all others claiming by, through and under ESTATE OF TAWNYA WHITNEY

A/K/A TAWNYA 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

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

SERIES 2005-1, NOVASTAR HOME

JPMORGAN CHASE BANK, N.A.

AS TRUSTEE FOR NOVASTAR

MORTGAGE FUNDING TRUST,

EQUITY LOAN ASSET-BACKED

CERTIFICATES, SERIES 2005-1,

JACK ABERMAN; GEA SEASIDE

INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC; CITY

OF SOUTH DAYTONA, FLORIDA;

THE CITY OF DAYTONA BEACH,

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

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 VOLU-

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

INDIVIDUAL CAPACITY BUT

ASSOCIATION, NOT IN ITS

SIA COUNTY, FLORIDA.

Judgment, to wit:

25-00221I

Plaintiff, vs.

FLORIDA:

Defendants

Lot 15, Block 4, Daytona Pines, ac-

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 ("Par-

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 Pub-

lic Records of Volusia County, Flor-

ida. a/k/a 1115 Avenue H, Ormond

has been filed against you and you are re-

quired 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; other-

wise a default will be entered against you

for the relief demanded in the Complaint

LAURA E ROTH CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ Shawnee S. Smith

As Deputy Clerk

25-00206I

DATED this 29th day of April 2025.

J.D. Manzo, of Manzo & Associates, P.A.,

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

If you are a person with a disability who needs any accommodation in order to par-

ticipate in this proceeding, you are entitled,

at no cost to you, to the provision of certain assistance. Please contact Anne Pierce,

Court Administration, 101 N. Alabama

Avenue, Suite D-305, Deland, Florida

32724 Phone no. 386-626-6561 at least 7

days before your scheduled court appear-

ance, or immediately upon receiving this notification if the time before the scheduled

appearance is less than 7 days; if you are

Si usted es una persona minusválida que necesita algún acomodamiento para

poder participar en este procedimiento,

usted tiene derecho, sin tener gastos pro-

pios, a que se le provea cierta ayuda. Tenga

la amabilidad de ponerse en contacto con

Anne Pierce, Court Administration, 101 N.

Alabama Avenue, Suite D-305, Deland,

Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada

para su comparecencia en los tribunales, o

inmediatamente después de recibir esta no-tificación si el tiempo antes de la compare-

cencia que se ha programado es menos de 7

días; si usted tiene discapacitación del oído

ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen

okenn lajan pou w peye, gen pwovizyon pou

jwen kèk èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Av-

enue, Suite D-305, Deland, Florida 32724

Phone no. 386-626-6561 nan 7 jou anvan

dat ou gen randevou pou parèt nan tribinal

la, oubyen imedyatman apre ou fin resevwa

konvokasyon an si lè ou gen pou w parèt

nan tribinal la mwens ke 7 jou; si ou gen

pwoblèm pou w tande oubyen pale, rele711.

1239 E. Newport Center Drive, Suite 110

Dated this 13th day of May, 2025

VAN NESS LAW FIRM, PLC

Deerfield Beach, Florida 33442

Ph: (954) 571-2031

PRIMARY EMAIL:

Mark C. Elia, Esq.

PHH19184-23/sap

May 15, 22, 2025

SECOND INSERTION

/s/ Mark Elia

Pleadings@vanlawfl.com

Florida Bar #: 695734

Si ou se yon moun ki andikape ou enfim

o de la voz, llame al 711.

hearing or voice impaired, call 711.

reports the surplus as unclaimed.

telephone number (407) 514-2692

Beach, FL 32174 ("Parcel 3").

also described as

cel 2").

or petition.

Plaintiff's attorney,

Orlando, FL 32814,

SECOND INSERTION

4767 New Broad Street,

May 8, 15, 22, 29, 2025

Parcel 3:

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR cording to the map or plat thereof, as recorded in Plat Book 10, Page(s) VOLUSIA COUNTY, FLORIDA CASE No.: 2025 10506 CIDL 41, of the Public Records of Volusia HYR PROPERTIES LLC, County, Florida.

Plaintiff, vs. YVONNE G. JOHNSON, KARL M. JOHNSON A/K/A KÁRL 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,

THIRD INSERTION

TO: KARL M. JOHNSON A/K/A KARL M. HARRISON, and all others claiming by, through and under KARL M. JOHN-SON 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

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,

telephone number (407) 514-2692 25-00219I May 8, 15, 22, 29, 2025

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

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 re-

questing 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. LO-PEZ, 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

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 LAW-

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 Plain-tiff'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 $May\,15,\,22,\,29;\,June\,5,\,2025\quad25\text{--}00224I$

SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, 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, is-

sued in and for Volusia County, Florida, in Case No. 2022 30969 CICI, wherein U.S. BANK TRUST NATIONAL ASSOCIA-TION, NOT IN ITS INDIVIDUAL CAPAC-ITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE 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 Foreclo-

386-447-9723

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

25-00229I

LOT 7, BLOCK "A", TUCKER SUBDI-VISION NO. 2 IN BLOCK 14, KINGS-TON, 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 25-00223I

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,

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, 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-

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 $(386)\,252\text{-}5713\,(\text{FAX})$ FLORIDA BAR NO.: 356026 Robert Robins Law@hotmail.comATTORNEY FOR: PLAINTIFF

YOUR HOME found here.

Find a place where you can visit listings,

MARKET PLACE

not just imagine them.

May 15, 22, 2025

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

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

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

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

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

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

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. LO-PEZ, 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

25-00204I



Email your Legal Notice

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR

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,

VOLUSIA COUNTY, FLORIDA

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 online auction at 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, AC-CORDING TO MAP RECORDED IN MAP BOOK 27, PAGES 101 THROUGH 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2841West 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 Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 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 File No: 23-400298

May 15, 22, 2025



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



386-447-9723 // advertising@observerlocalnews.com

A RECENT SUCCESS STORY

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





ORMOND BEACH

The hole in

oughnut'

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



PALM COAST







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,

THERESA FUENTES-MARCHESANI,

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, 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 RE-12-16, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORI-

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 INFORMA-TION 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-

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 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

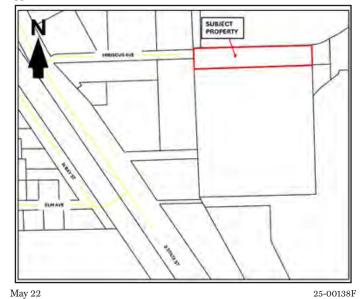
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of June 2025, for the purpose of hearing Ordinance 2025-XX (Application No. ZMA 2025-02), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of 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: 14-12-30-3750-000Q0-0011 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 INDUSTRI-AL 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 SEVER-ABILITY; 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 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 need-

ing 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)



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

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

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 Frances co 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 1769E 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 AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty 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

/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

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 SALVA-TORE 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

1. 3 months after the date of the first publication of this notice, or

2. 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

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 STAT-UTES, 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 Secondary Email: Eservice@CFLLawyer.com Attorney for Personal Representative File: #2025-0167

May 22, 29, 2025

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.

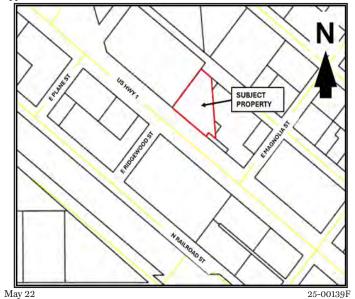
VAR 2025-02

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 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)



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

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-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 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 Secondary E-Mail:

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.



Scan the code today! Or, call 386-447-9723. Visit 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,

The administration of the estate of ROB-ERT 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statues.
ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

THE TIME PERIODS SET FORTH IN

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 Blyd, Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-ATION 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 NO-

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

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

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

4001 Tamiami Trail North, Suite 200

Personal Representative: Dale R. Ross c/o Dunwody White & Landon, P.A.

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

25-00140G May 22, 29, 2025

FIRST INSERTION

NOTICE OF PUBLIC AUCTION Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NO-TICE 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 $\underline{www.storagetreasures.com}$

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

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://fldep.. 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

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, E.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, 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, 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

Mediation: Mediation is not available in this proceeding. May 22, 2025

24-00142G

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

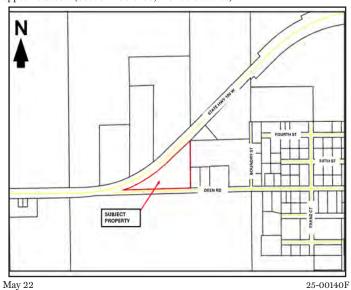
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of June 2025, for the purpose of hearing a variance to modify the required surface material for vehicle use areas to allow asphalt millings (Application No. VAR 2025-01), 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 DE-VELOPMENT CODE TO ALLOW ASPHALT MILLINGS AS A SURFACE MA-TERIAL 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 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)



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, 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District

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

25-00142F May 22

FIRST INSERTION

PUBLIC NOTICE NOTICE BY THE FLAGLER COUN-TY BOARD OF COUNTY COMMIS-SIONERS FOR CONSIDERATION OF PROPOSED ORDINANCE TITLED SIMILAR TO:

AN ORDINANCE OF THE FLA-GLER COUNTY BOARD OF COUN-TY COMMISSIONERS RELEVY-ING THE LOCAL OPTION GAS TAX ON MOTOR FUEL AND SPE-CIAL FUEL AS PROVIDED BY SECTION 336.025(1)(a), FLORIDA STATUTES; PROVIDING FOR THE FILING OF THE ORDINANCE WITH THE FLORIDA DEPART-MENT OF STATE AND THE FLOR-IDA DEPARTMENT OF REVENUE; AND PROVIDING AN EFFECTIVE

A public hearing on the above-captioned natter 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. 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 AP-PEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSION-ERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PUR-POSES, 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 PRO-CEEDINGS SHOULD CONTACT COUN-TY 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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/ Helga Diaz

Helga Diaz, Petitioner

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@mcgeelawfl.com May 22, 29, 2025

25-00141G

SAVETIME Email your Legal Notice 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,

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 fol-

lowing property: LOT 79, BLOCK 7, OF PALM COAST, MAP OF COUNTRY CLUB COVE SECTION 14, ACCORDING TO THE PLAT THEREOF, RECORD-ED IN PLAT BOOK 6, PAGES 54 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written 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.

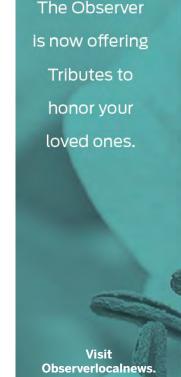
WITNESS my hand and the seal of this Court at Flagler County, Florida, this day of 5/7/2025.

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

Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

Robertson, Anschutz, Schneid

May 15, 22, 2025 25-00134G



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

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

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

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 Secondary E-Mail:

linda@legacylaw313.com May 15, 22, 2025

SECOND INSERTION

25-00133G

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,

JOANNA REELEY; UNKNOWN SPOUSE OF JOANNA REELEY: UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the name 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 Flager 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 Flager 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. Chrimes, 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 peti-

Date 04/22/2025

May 15, 22, 2025

Tom Bexley As Clerk of the Court By: Margarita Ruiz 25-00130G



FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY clerk.org



RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CA 000531

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

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

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated March 25, 2025 and an Agreed Order Canceling and Rescheduling Foreclosure Sale dated May 1, 2025, entered in Civil Case No.: 2024 CA 000531 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ESTATE OF MARIAN HOWELL A/K/A MARIAN Y. HOWELL, DECEASED; UNKNOWN HEIRS. DEVISEES. GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MARIAN HOWELL A/K/A MARIAN Y. HOWELL, DECEASED; UNKNOWN SUCCESSOR TRUSTEE OF MARIAN Y. HOWELL REVOCABLE TRUST U/A/D AUGUST 27, 2018; CHARLES DAMON HOWELL; REGINA E. HOWELL; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown. claiming under any of the above named or described defendants, are Defendants.

TOM BEXLEY, The Clerk of the Circuit

Court, will sell to the highest bidder for cash, at www.flagler.realforeclose.com, at 11:00 AM, on the 20th day of June, 2025. the following described real property as set forth in said Judgment, to wit: LOT 4, BLOCK 124, OF LAKEV-

IEW - SECTION 37, PALM COAST

PARK AT PALM COAST, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 1, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY,

FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may

claim the surplus.

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

hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMA-

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

Dated: May 7, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Deerfield Beach, FL 33442 Telephone: (954) 360-9030

Facsimile: (954) 420-5187 24-51545

May 15, 22, 2025

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR Flagler COUNTY, FLORIDA Case No.: 2025 DR 000198 Division: 47

Carlos Luis Aviles Dorta,

Petitioner, and Kirenia Mayelin Madrigal Diaz, Respondent,

TO: Kirenia Mayelin Madrigal Diaz YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Carlos Luis Aviles Dorta, whose address is 10 A Pine Hill Lane Palm Coast, FL 32164 on or before 4/10/25, and file the original with the clerk of this Court at 1769 E MOODY BLVD, BLDG #1, BUNNELL, FL, 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded

This action is asking the court to decide how the following real or personal property

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may

review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of

Dated: 3/4/25

CLERK OF THE CIRCUIT COURT By: Christina Alkire Deputy Clerk I HEREBY CERTIFY this to be a true And correct copy of the original TOM BEXLEY CLERK & COMPTROLLER (SEAL) By /s/ Christina Alkire D.C. May 15, 22, 29; June 5, 2025 25-00128G

SECOND INSERTION

NOTICE TO CREDITORS 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION 48 File # 2025 CP 275 IN RE: THE ESTATE OF JANE ELIZABETH MARSDEN,

Deceased.
The administration of the Estate of Jane Elizabeth Marsden, Deceased, whose date of death was January 30, 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, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AF-TER THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECION 733.702 OF THE FLOR-IDA 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.

Gina Easterday, Personal Representative, 381 Ann Street, Phillipsburg, NJ, 08865 The first publication of this notice is May

15, 2025. /s/ Stacy Geiger STACY GEIGER, ESQ. Florida Bar Number: 0015711 Geiger Law, PLLC Post Office Box 352951 Palm Coast, FL 32135 (386) 264-6937 telephone Attorney for Personal Representative stacygeigeresq@yahoo.com andreaburnsesq@gmail.com 25-00132G

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 000076 PHH MORTGAGE CORPORATION,

Plaintiff, vs. CONSTANT C. VAN HOEVEN, AS SUCCESSOR TRUSTEE OF THE LIVING TRUST AGREEMENT OF CORNELIS C. FRANK AND CATHARINA F. FRANK, DATED FEBRUARY 22, 1993, et al. Defendant(s).

TO: CONSTANT C. VAN HOEVEN, AS SUCCESSOR TRUSTEE OF THE LIVING TRUST AGREEMENT OF CORNELIS C. FRANK AND CATHARINA F. FRANK, DATED FEBRUARY 22, 1993,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage

being foreclosed herein.

TO: CONSTANT C. VAN HOEVEN,
BERNARDUS F. FRANK, JAN
H. VAN HOEVEN, CAROLINA SCHILLEMANS-FRANK, CHRISTIANUS C. FRANK,

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 fol-

lowing property LOT 4, BLOCK 67, PALM COAST MAP OF EASTHAMPTON, SEC-TION 34, A SUBDIVISION, AC-CORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 11, AT PAGE 36, 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 Ave., 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Flagler County, Florida, this day of

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM

Call 386.447.9723

24-266323 May 15, 22, 2025

25-00131G



ORMOND BEACH

The hole in

oughnut'

MARKETPLACE PLUS Call 386-447-9723 to reserve your ad classifieds.palmcoastobserver.com **TARGET**

25-00129G



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



PALM COAST



