

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TEC Floor Services, located at 728 Fentress Blvd., in the City of Daytona, Volusia County, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 22nd day of May, 2025.	
Ed Coons	
May 29	25-00055V

FIRST INSERTION	
NOTICE OF PUBLIC MEETING ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT	
The Board of Supervisors of the One Daytona Community Development District ("District") will hold a special meeting on Wednesday, June 11, 2025, at 10:00 a.m. at International Motorsports Center, located at One Daytona Boulevard, Daytona Beach, FL 32114. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.OneDaytonaCDD.org .	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Meetings may be cancelled from time to time without advertised notice.	
Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 723-5900, at least 48 hours before the meetings. 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.	
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.	
Jane Gaarlandt District Manager	
May 29	25-00056V

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 13834 CIDL EQUITY PRIME MORTGAGE LLC, Plaintiff, vs. SEAN WILLIAM LYNCH, et al., Defendant.	
To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AGAINST ESTATE OF KIMBERLY DENISE VASSILAKIS A/K/A KIMBERLY VASSILAKIS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AGAINST THE VASSILAKIS FAMILY REVOCABLE TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 391 OF PALMS - PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 194, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.	
WITNESS my hand and seal of this Court this 21st day of May, 2025.	
LAURA E. ROTH, ESQ. CLERK OF COURT OF VOLUSIA COUNTY (SEAL) By /s/ Shawnee S. Smith Deputy Clerk	
Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-10890FL May 29; June 5, 2025	
	25-00243I

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 Jenni Craig & Co., located at 61 Loyola Drive., 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 27th day of May, 2025.	
Affinity Makers, LLC.	
May 29	25-00057V

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 14073 CODL 1910 ENTERPRISE AVENUE (FL), LLC, Plaintiff, vs. SUSAN SEYMOUR and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. TO: Susan Seymour 3132 Oak Lane Edgewater, Florida 32132	

YOU ARE NOTIFIED that an action for Money Damages as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at: 1910 Enterprise Avenue, Lot No. 11, New Smyrna Beach, Florida 32168 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE ORMOND BEACH OBSERVER, 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. WITNESS Laura E. Roth, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Volusia County, Florida. Dated: May 15, 2025 LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Shawnee S. Smith DEPUTY CLERK	
Brian C. Chase, Esq. Plaintiff's attorney 1313 North Howard Avenue Tampa, Florida 33607, May 29; June 5, 12, 19, 2025	25-00241I

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA FILE NO.: 2025 11262 PRDL IN RE: ESTATE OF LOWELL EDWIN RENFROE, Deceased.	

The administration of the estate of LOWELL EDWIN RENFROE, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, FL 32724. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 29, 2025.	
Personal Representative: BANK OF AMERICA, N.A. 1819 Main Street, Suite 1202 Sarasota, FL 34236 Attorney for Personal Representative: Robert F. Isley, Jr., Esq. biseley@bellsouth.net myc2470@bellsouth.net Florida Bar No.: 844070 Grimsley, Marker & Isley, P.A. 200 West Forsyth Street, Suite 1300 Jacksonville, Florida 32202 Telephone: (904) 354-9900 Facsimile: (904) 482-0556 May 29; June 5, 2025	
	25-00244I

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025 10886 CICI PINGORA LOAN SERVICING, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DANIEL NWANKWO, DECEASED; TANADIA CORMIER, NATURAL GUARDIAN OF DANIEL NWANKWO, JR., A MINOR; KAYLA SHORTER, NATURAL GUARDIAN OF AMARA NWANKWO, A MINOR; COUNTY OF VOLUSIA, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DANIEL NWANKWO, DECEASED (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 14, DERYBYSHIRE ACRES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 89, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 1508 WILDROSE LANE., DAYTONA BEACH, FLORIDA 32117 has been filed against you and you are re-	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025 10934 PRDL DIVISION: 10 IN RE: ESTATE OF BARBARA ANNE CECIL Deceased.	

The administration of the estate of Barbara Anne Cecil, deceased, whose date of death was February 14, 2025, is pending in the Circuit Court in and for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: May 29, 2025.	
Signed on this 22 day of May, 2025. Gina Cecil, Petitioner 880 County Road 302, Bunnell, FL 32110 Adam Warren, Esquire of: HAWKINS, HAWKINS & BURT, LLP 501 S. Ridgewood Avenue Daytona Beach, FL 32114 Telephone: 386-252-4499 Facsimile: 386-258-1311 Primary E-mail: adamwarren@hawkinsandburt.com contact@hawkinsandburt.com nicole@hawkinsandburt.com Florida Bar Number: 0940501 Attorney for Petitioner May 29; June 5, 2025	
	25-00245I

FIRST INSERTION	
NOTICE OF PUBLIC SALE The following personal property of JANICE KNOWLES and CHARLES KNOWLES, if deceased any unknown heirs or assigns, will, on June 10, 2025, at 10:00 a.m., at 179 Blue Heron Lake Circle, Lot #448, Ormond Beach, Volusia County, Florida 32174; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 2001 PALM MOBILE HOME, VIN: PHO613865AFL, TITLE NO.: 0084816572, and VIN: PHO613865BFL, TITLE NO.: 0084816510 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#11096-3008) May 29; June 5, 2025	
	25-00250I

quired to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before JUN 16 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER 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. This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 16th day of May, 2025. LAURA E. ROTH As Clerk of the Court (SEAL) By /s/ Shawnee S. Smith As Deputy Clerk	
Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00037 NML May 29; June 5, 2025	
	25-00242I

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 11072 PRDL DIVISION: 10 IN RE: ESTATE OF MARJORIE ELIZABETH DEMUTH a/k/a MARJORIE E. DEMUTH, Deceased.	

The administration of the estate of MARJORIE ELIZABETH DEMUTH, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 29, 2025.	
Signed by: /s/Roland Via Roland Via, Personal Representative 534 Eagle Drive Holly Hill, FL 32117 /s/ Fred B. Share FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative May 29; June 5, 2025	
	25-00247I

FIRST INSERTION	
NOTICE OF SALE Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date June 20th, 2025 @ 10:00 AM at each individual repair facility. 40782 2022 Honda VIN#: 2HKRW2H58NH630442 Repair Facility: Coggin Deland Honda 2677 N Volusia Ave Orange City 386-210-0089 Lien Amt \$5,948.48 May 29	
	25-00054V

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11213 PRDL Division 10 IN RE: ESTATE OF SANDRA M. SIEGMAN, aka SANDRA SIEGMAN Deceased.	
The administration of the estate of Sandra M. Siegman, also known as Sandra Siegman, deceased, whose date of death was March 26, 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 representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Stat-	
utes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 29, 2025.	
Personal Representatives: Robert B. Siegman, Jr. c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Constance L. Siegman c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114	
Attorney for Personal Representatives: 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 29; June 5, 2025	
	25-00246I

FIRST INSERTION	
SUNGATE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors ("Board") of the Sungate Community Development District ("District") will hold a public hearing and regular meeting as follows: DATE: June 13, 2025 TIME: 1:00 p.m. LOCATION: office of Cobb Cole One Daytona Blvd., Suite 600 Daytona Beach 32114	
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://sungatecdd.net/ . The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager May 29; June 5, 2025	
	25-00248I

FIRST INSERTION	
NOTICE TO CREDITORS AND TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE IN THE CIRCUIT COURT IN AND FOR VOLUSIA, COUNTY FLORIDA PROBATE DIVISION File Number: 2025 11045 PRDL IN RE: THE ESTATE OF CHRISTINE GRACE HOLDEN Deceased.	

The administration of the Estate of CHRISTINE GRACE HOLDEN, deceased, File Number 202511045 PRDL, 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 below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OR 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 other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FOR ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is May 29, 2025. Personal Representative: GRACE GEDE 104 Walgrove Road Reisterstown, MD, 21136 Attorney for Personal Representative: ROBERT J. SLOTKIN Fla. Bar No. 442320 633 S. Andrews Avenue, Suite 200 Fort Lauderdale, FL 33301 Telephone: (954) 522-2247; Facsimile: (954) 527-8897; Primary email: robslotkin@aol.com May 29; June 5, 2025	
	25-00251I



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SECOND 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 below.

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

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

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

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

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

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

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@markmossllaw.com
E-Mail 2: mark@markmossllaw.com
May 22, 29, 2025 25-002331

SECOND INSERTION

NOTICE TO CREDITORS
(Trust administration)
RE: SECOND RESTATEMENT OF THE CLARE P. RYAN REVOCABLE TRUST dated July 16, 1997, and restated on December 17, 2012, and amended on April 3, 2019
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE TRUST:

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

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

The Trust was established on July 16, 1997.

The name and address of the Trustee serving at the time of settlor's death: SUSAN MARIE RYAN, 24 Ragged Ridge Road, Camden, ME 04843, and Gasvaerksvej9B, 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 PERSONS ARE NOTIFIED THAT:

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

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

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

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

SUSAN MARIE RYAN,
Trustee
24. Ragged Ridge Road, Camden, ME 04843, and
Gasvaerksvej9B, 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@hawkinsandburt.com
contact@hawkinsandburt.com
nicole@hawkinsandburt.com
Florida Bar Number: 197955
Attorney for Trustee
May 22, 29, 2025 25-002391

SECOND 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 William 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, DeLand, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal 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
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Email: service@upchurchlaw.com
2nd Email: clutes@upchurchlaw.com
May 22, 29, 2025 25-002351

SECOND INSERTION

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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 31911 CICI
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF JEFFREY LANCE JACOBS,
DECEASED, et.al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 26, 2025, and entered in 2023 31911 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY LANCE JACOBS, DECEASED;

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2023 11101 CIDL
Freedom Mortgage Corporation,
Plaintiff, vs.
CHARLES BAXTER, et.al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TAX ID: 700605000790
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not 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 INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.
ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
Dated this 14th day of May, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01795
May 22, 29, 2025 25-002301

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 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 pursuant 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 SECURITIES, 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, AS RECORDED IN DEED BOOK "O", PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 232 N PENINSULA 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.
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
23-123590 - NaC
May 22, 29, 2025 25-002321

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE No.: 2025 10656 CICI
GLOBAL GUARANTY, INC.,
Plaintiff, vs.
DARRYL L. HARRIS; deceased and
all others claiming by, through and
under DARRYL L. HARRIS, deceased,
RODNEY E. HARRIS SR., ESTATE
OF FREDERIC C. WHITE, deceased
and all others claiming by, through
and under ESTATE OF FREDERIC
C. WHITE, deceased, ESTATE OF
TAWNIA WHITNEY A/K/A TAWNIA
RUNYON, deceased and all others
claiming by, through and under ESTATE
OF TAWNIA WHITNEY A/K/A
TAWNIA RUNYON, deceased and
UNKNOWN OCCUPANT(S),
Defendant,
TO: DARRYL L. HARRIS, deceased and all others claiming by, through and under DARRYL L. HARRIS, deceased, ESTATE OF FREDERIC C. WHITE, deceased and all others claiming by, through and under ESTATE OF FREDERIC C. WHITE, deceased and ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased and all others claiming by, through and under ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased
YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Volusia County, Florida:
Parcel 1:
The South One Hundred (100) feet of Lot Seven, Block Eight, Map of the Village of Melrose, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 114, of the Public Records of Volusia County, Florida. a/k/a 135 Fairview Ave, Ormond Beach, FL 32174 ("Parcel 1").
Parcel 2:
The East 1/2 of Lot 14 and all of

PRESTWICK TOWNHOMES III AT PLANTATION BAY PROPERTY OWNERS ASSOCIATION, INC.; PLANTATION BAY COMMUNITY 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 Judgment, to wit:

LOT 94, PLANTATION BAY SECTION 2E-V, UNIT 3-PARTIAL REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 57, PAGE 1 THROUGH 4, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 727 ALDENHAM LN, ORMOND BEACH, FL 32174

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

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 County, Florida, described as:
LOT 33, "WESTWOOD HEIGHTS" THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 26, PAGE 53, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 1701 RALEIGH AVE, DAYTONA BEACH, FL 32117-1325
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on June 13, 2025 beginning at 11:00 AM.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.
Dated at St. Petersburg, Florida this 14 day of May, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01795
May 22, 29, 2025 25-002301

AS RECORDED IN DEED BOOK "O", PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 232 N PENINSULA 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.
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
23-123590 - NaC
May 22, 29, 2025 25-002321

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 19 day of May, 2025.
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
May 22, 29, 2025 25-002381

SECOND 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 County, Florida, described as:
LOT 33, "WESTWOOD HEIGHTS" THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 26, PAGE 53, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 1701 RALEIGH AVE, DAYTONA BEACH, FL 32117-1325
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on June 13, 2025 beginning at 11:00 AM.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.
Dated at St. Petersburg, Florida this 14 day of May, 2025.
cXL Legal, PLLC
Designated Email Address: efling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010491
May 22, 29, 2025 25-002311

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE No.: 2025 10506 CIDL
HYR PROPERTIES LLC,
Plaintiff, vs.
YVONNE G. JOHNSON, KARL
M. JOHNSON A/K/A KARL M.
HARRISON, and all others claiming
by, through and under KARL
M. JOHNSON A/K/A KARL M.
HARRISON and BEVERLY A.
HARRISON, deceased and all others
claiming by, through and under
BEVERLY A. HARRISON, deceased,
Defendant,
TO: KARL M. JOHNSON A/K/A KARL M. HARRISON, and all others claiming by, through and under KARL M. JOHNSON A/K/A KARL M. HARRISON and BEVERLY A. HARRISON, deceased and all others claiming by, through and under BEVERLY A. HARRISON, deceased
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:
Lot 3, Block 1332, Deltona Lakes Unit Forty Five, according to the map or plat thereof, as recorded in Map Book 27, Page 300 through 313, inclusive, of the Public Records of Volusia County, Florida. a/k/a 1660 Travers Lane, Deltona, FL 32738.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 16, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
DATED this 30th day of April 2025.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk
J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
May 8, 15, 22, 29, 2025 25-002191

SECOND 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.wikisite.com/website-54/patricia-kearns
May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025 25-002341

SECOND INSERTION

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

The administration of the estate of ROBERT LOUIS COLARUSSO a/k/a ROBERT L. COLARUSSO a/k/a ROBERT COLARUSSO, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Signed by:
/s/ Savino Colarusso
Savino Colarusso,
Personal Representative
235 Meadow Lake Drive
Edgewater, FL 32141
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfllr.com
2nd E-Mail: brobins@cfllr.com
Attorney for Personal Representative
May 22, 29, 2025 25-002371

SECOND INSERTION

NOTICE TO CREDITORS
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.

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JOY OPHEIM** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2018 / 554
Year of Issuance:2018
Description of Property:
LOT 3, IN BLOCK 149, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGES 1-15, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Name in which assessed:
ARDITH P BOGLER TRUSTEE

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 8th day of July, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-002 TDC

May 29, Jun. 5/12/19	25-00098F
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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 Winter Lion Publishing, located at 8 Biltvue Pl, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of May, 2025

Winter Lion Publishing LLC
May 29

25-00144F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JUNE 30, 2025 DOCTOR G TECH 18 HARGROVE GRADE STE 107 1999 CHEV IGCGC24F1XF067665 \$18,398.24

May 29, 2025	25-00145G
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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 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading to consider entering into a non-statutory Development Agreement for the proposed Phoenix Crossings development, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110

NOTICE OF INTENT

IT IS HEREBY NOTICED THAT THE CITY OF BUNNELL WILL HAVE FIRST READING TO CONSIDER ENTERING INTO A NON-STATUTORY DEVELOPMENT AGREEMENT FOR THE PROPOSED PHOENIX CROSSINGS DEVELOPMENT.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us 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 development agreement, either in person or in writing, might preclude the ability of such person to contest the development agreement at a later date. A copy of all pertinent information regarding this Development Agreement can be obtained at the Bunnell Customer Service Office, 604 E. Moody Blvd, 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 City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

May 29	25-00147F
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FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 19th day of June, 2025 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110

A131 Electric Saw, Furniture, Baby Items, C009 Fishing Poles, Mower, Child Riding Toys, A050 Furniture, Boxes, C004 Washer, Tool Box, Ladder, CAR IN UNIT NOT TO BE SOLD AT AUCTION. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy.

Sale subject to cancellation in the event of settlement between owner and obligated party.

May 29, Jun. 5	25-00153F
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FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Bufalo Bill LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2019 / 239
Year of Issuance:2019
Description of Property:
Lot 2, block 35 of Daytona North, according to the plat thereof as recorded in Map Book 10, Pages 1-15, of the Public Records of Flagler County, Florida.

Name in which assessed:
JOHN MATTHEWS III

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 8th day of July, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-003 TDC

May 29, Jun 5/12/19	25-00143F
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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 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading to consider entering into a Development Agreement for the proposed Reserve at Haw Creek development, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

NOTICE OF INTENT

IT IS HEREBY NOTICED THAT THE CITY OF BUNNELL WILL HAVE FIRST READING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT FOR THE PROPOSED RESERVE AT HAW CREEK DEVELOPMENT

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us 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 proposed development agreement, either in person or in writing, might preclude the ability of such person to contest the development agreement at a later date. A copy of all pertinent information regarding this Development Agreement can be obtained at 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 City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

May 29	25-00147F
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FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 19th day of June, 2025 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110

A131 Electric Saw, Furniture, Baby Items, C009 Fishing Poles, Mower, Child Riding Toys, A050 Furniture, Boxes, C004 Washer, Tool Box, Ladder, CAR IN UNIT NOT TO BE SOLD AT AUCTION. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy.

Sale subject to cancellation in the event of settlement between owner and obligated party.

May 29, Jun. 5	25-00153F
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FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION
File No. 2025 CP 000266
Division 48
IN RE: ESTATE OF EDWARD WILLIAM DICKEL A/K/A EDWARD W. DICKEL Deceased.

The administration of the estate of Edward William Dickel a/k/a Edward W. Dickel, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 29, 2025.

Personal Representative:
Debra L. Rivera
1 Riptide Place
Palm Coast, Florida 32164
Attorney for Personal Representative:
Stephanie Lynne Tabares, Esq.
Florida Bar Number: 1039088
Address: 7272 SE 135th Street
Summerfield, FL 34491
Telephone: (352) 890-6601
E-Mail: stephanietabaresesq@gmail.com
May 29; June 5, 2025 25-00143G

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Palm Coast 145 Community Development District (the "District"), located in the City of Palm Coast, Florida, announces that professional engineering services will be required on a continuing basis for the District's water and sewer systems, roadway improvements, earthwork, stormwater management, retaining walls/bridges, landscaping and hardscaping, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

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

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

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

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

May 29, 2025 25-00146G

FIRST INSERTION

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

Case No: 2022 CP 000575
Division: 48
IN RE: THE ESTATE OF ANTONIO AUDI, Decedent.

NICHOLE MUELLER, Petitioner,
v.
LUIGI AUDI, Respondent.

The administration of the estate of ANTONIO AUDI, deceased, File Number 2022 CP 000575 in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32066. The names and addresses of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court 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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within 3 months after the date of the first publication of this notice must file their claims with this Court 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 other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is this 29 day of May, 2025.

NICHOLE MUELLER
Petitioner
BARRY E. HUGHES, ESQUIRE
Florida Bar No: 375748
900 Big Tree Road
South Daytona, FL 32119
Telephone: (386) 788-9667
Facsimile: (386) 322-2564
Attorney for Petitioner
May 29; June 5, 2025 25-00144G

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 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading of Ordinance 2025-07 (Application No. VAC 2025-03), before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING CERTAIN ALLEYS IN BLOCKS 213, 214, 215, 222, 223, AND 268 AND A SECTION OF BLUEGE STREET IN BETWEEN BLOCKS 222, AND 223 OF THE TOWN OF BUNNELL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC RECORDS OF FLAGLER COUNTY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us 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 City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

May 29

25-00145F

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 7:00 P.M. on the 9th day of June 2025, for the purpose of First Reading of Ordinance 2025-08 (Application No. VAC 2025-02), before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110

ORDINANCE 2025-08

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING A SECTION OF BOSTON AVENUE, A 30 FOOT UNIMPROVED RIGHT-OF-WAY, OF THE LINCOLN HEIGHTS PLAT AS RECORDED IN PLAT BOOK 2, PAGE 18, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FROM LINCOLN STREET TO SOUTH FORSYTH STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us 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 City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

May 29

25-00146F

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FIRST INSERTION	
GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING	
Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the “ District ”) will be held on Thursday, June 5, 2025, at 9:00 a.m. at the Creekside Amenity Center, 2 North Village Parkway, Palm Coast, FL 32137. The purpose of the meeting is to discuss matters brought to the board.	
Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.	
A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.	
Grand Haven Community Development District David McInnes, District Manager (321) 263-0132, Ext. 193	
May 29th	25-00149F

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FIRST INSERTION	
PUBLIC NOTICE The City of Flagler Beach proposes to adopt the following ordinances entitled: ORDINANCE NO. 2025-05 An Ordinance of the City of Flagler Beach, Florida, amending Appendix A, Land Development Regulations, Article II, Zoning, Section 2.05.06, "Height Regulations," of the Code of Ordinances, amending the method of determining roof height for certain residential roof-types, including gable, hip, and gambrel roofs, providing for conflicts, providing for severability; and providing an effective date. ORDINANCE NO. 2025-06 An Ordinance by the City Commission of the City of Flagler Beach, Florida, amending provisions of Appendix "A," Land Development Regulations, relating to Article II, Zoning; amending Section 2.06.02, "Parking," amending the Schedule of Off-Street Parking Requirements; providing for inclusion in the Code of Ordinances;; providing for conflict and providing and effective date hereof. ORDINANCE NO. 2025-07 An Ordinance by the City Commission of the City of the City of Flagler Beach, Florida, amending provisions of Appendix "A," Land Development Regulations relating to Irrigation System Requirements; amending Section 5.04.00, Landscaping/Trees; providing for inclusion in the Code of Ordinances; providing for conflict and providing an effective date hereof. Public Hearings will be conducted to consider the amendments as follows: City Commission: Thursday, June 12, 2025 @ 5:30 p.m. or soon thereafter The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the <i>Americans with Disabilities Act</i> , persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.	
May 29	25-00152F

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 Plumbago Parties, located at 64 Fortress Pl, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of May, 2025 Felicia Marie Sanchez	
May 29	25-00156F

SUBSEQUENT INSERTIONS

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000289 Division 48 IN RE: ESTATE OF Francesco DeLuccia, a/k/a Frank DeLuccia Deceased. The administration of the estate of Francesco DeLuccia, deceased, whose date of death was April 7th, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2025. /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 LÉONARD I. SINGER, ESQ. Florida Bar No. 313939 Email Addresses: LisEsquire@aol.com May 22, 29, 2025	
May 22, 29, 2025	25-00138G

FIRST INSERTION	
PUBLIC NOTICE The City of Flagler Beach proposes to adopt the following ordinances entitled: ORDINANCE NO. 2025-08 AN ORDINANCE BY THE CITY OF FLAGLER BEACH AMENDING THE FLAGLER BEACH CODE OF ORDINANCES, APPENDIX "A," LAND DEVELOPMENT REGULATIONS, TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; TO ADOPT AND REFORMAT LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. Public Hearings will be conducted to consider the amendments as follows: City Commission: Thursday, June 12, 2025 @ 5:30 p.m. or soon thereafter The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the <i>Americans with Disabilities Act</i> , persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.	
May 29	25-00154F

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 Fortified Advanced Security & Safety Training and Equipment, located at 4 Market Place Court, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of May, 2025 J&W Marketing Associates, INC	
May 29	25-00157F

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NUMBER: 2025 CP 000162 Division: 48 IN RE: THE ESTATE OF DANIEL DIAZ, Deceased. The administration of the estate of Daniel Diaz, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C Hammond Justice Center, 1769 E Moody Blvd, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2025. /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	
May 22, 29, 2025	25-00141G

SECOND INSERTION	
SALE NOTICE Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Monday, June 5, 2025, or thereafter. Units are believed to contain household goods, unless otherwise listed Unit, Tenant, Contents 117 Daniels, Richard Misc Household Goods 119Harvey, Rhonda Household Goods 153 Mitchell, Shantel Household Goods 209 Johnston, Ronald Household Goods 225 Anderson, Flonnie Misc Household Goods 246 Moore, Tasha Household Goods 251 Mitchell, Shantel Household Goods 502 Mason, Kellie Pictures and Misc 1112 Wells, Joy Household Goods and Clothes 1122 Paris, Jenni Misc Household Goods 1128 Shearer, Pamela Household Goods 1218 Hudson, Maisy Misc Household Goods 1504 Bruce, Julia Household Goods and electronics Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. May 22/29 25-00136F	



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Email your Legal Notice
legal@observerlocalnews.com

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA File Number: 2025 CP 000253 Division: 48 IN RE: ESTATE OF SALVATORE A. CATENA, JR., a/k/a SALVATORE ANTHONY CATENA, Deceased. The administration of the Estate of SALVATORE A. CATENA, JR., deceased, whose date of death was November 2, 2024, is pending in the Circuit Court Flagler County, Florida, Probate Division, located at 769 Moody Blvd, Ste 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative and the Personal Representative's attorney are provided below. Deadline for Filing Claims: All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is served, must file their claims with this court ON OR BEFORE THE LATER OF: 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 732.221, Florida Statutes. SIGNED AND SUBSCRIBED: Michael Joseph Catena, Personal Representative 70 Chestnut Street, Belleville, New Jersey 07109 CORONADO LAW GROUP, PLLC <i>s Kenneth Bohannon, Esq</i> 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 25-00136G	

THIRD 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 in the petition. This action is asking the court to decide how the following real or personal property should be divided: 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 pleadings. 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 OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024 CA 000446 DIVISION: 61 - COUNTY CIVIL, SMALL THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2005-A, Plaintiff, vs. THERESA FUENTES-MARCHESANI, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 14, 2025, and entered in Case No. 2024 CA 000446 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-A, is the Plaintiff and Theresa Fuentes-Marchesani, Rafael Fuentes, are Defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com , 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	
Statutes. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS after the date of the first publication of this notice. Barred Claims: ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. This notice is published in accordance with the provisions of the Florida Probate Rules and Florida Statutes Section 733.2121. The date of first publication of this notice is May 22, 2025. Signed on this 13th day of May, 2025. MICHAEL JOSEPH CATENA, Personal Representative 70 Chestnut Street, Belleville, New Jersey 07109 CORONADO LAW GROUP, PLLC <i>s Kenneth Bohannon, Esq</i> 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 25-00136G	
SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO. 2025 CP 00238 DIVISION 48 IN RE: ESTATE OF ROBERT CLARK, Deceased. The administration of the estate of ROBERT CLARK, deceased, whose date of death was March 8, 2025 pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd Ste. 1, Bunnell, FL 32110. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2025 Personal Representative: Alexander Clark 2007 204th Street SW Unit A Lynnwood, WA 98036 Victoria C. Zinn Victoria C. Zinn, Esquire Attorney for Personal Representative Email Address: victoria@zinnlegal.com Florida Bar No. 1018293 P.O. Box 10016 Daytona Beach , FL 32120 Telephone: (386)256-9466 May 22, 29, 2025 25-00139G	
THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGES 12-16, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. A/K/A 8 BOYD PLACE PALM COAST FL 32137 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. ATTENTION: PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928. Dated this 29 day of April, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lauren Heggestad Florida Bar #85039 Lauren Heggestad, Esq. IN/23-012481 May 22, 29, 2025 25-00135G	
SECOND 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	
SECOND INSERTION NOTICE OF PUBLIC AUCTION Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 6/16/2025 at 1:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com 299 Alexis Tyla Shaw 327 Chris Distefano 333 Robert Gonzalez May 22/29 25-00131F	
SECOND INSERTION NOTICE TO CREDITORS THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000283 Division Probate IN RE: ESTATE OF ROBERT E. ROSS (A/K/A ROBERT ERNEST ROSS), Deceased. The administration of the estate of Robert E. Ross (a/k/a Robert Ernest Ross), deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2025. Personal Representative: Dale R. Ross c/o Dunwoody White & Landon, P.A. 4001 Tamiami Trail North, Suite 200 Naples, FL 34103 Attorneys for Personal Representative: DUNWOODY WHITE & LANDON, P.A. Alfred J. Stashis, Jr., Esq. Florida Bar Number: 14772 Jonathan T. Baker, Esq. Florida Bar Number: 97793 4001 Tamiami Trail North, Suite 200 Naples, FL 34103 Telephone: (239) 263-5885 Fax: (239) 262-1442 May 22, 29, 2025 25-00140G	

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



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