

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION		
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO. 2024 11099 CIDL</b> <b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, PLAINTIFF, vs. JEANNE MEEKER; Defendants</b> NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale dated May 21, 2025, and entered in Case No. 2024 11099 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, is Plaintiff and JEANNE MEEKER, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at <a href="http://www.volusia.realforeclose.com">www.volusia.realforeclose.com</a> at 11:00 a.m., on the 26TH day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1, BLOCK 1493, DELTONA LAKES, UNIT 55, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 53 THROUGH 57 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.</p> <p>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.</p> <p>If you are a person with a disability who</p>		
<p>needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.</p> <p>Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tandè oubyen pale, rele 711.</p> <p>Dated this 27TH day of MAY, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH1927-23/sap June 5, 12, 2025</p>		
25-002541		

FIRST INSERTION		
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CIVIL ACTION</b> <b>CASE NO.: 2022 30706 CICI</b> <b>HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-0A4 , Plaintiff, vs. JESSE O'NEILL, et al, Defendant(s).</b> NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 21, 2025, and entered in Case No. 2022 30706 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which HSBC Bank USA, National Association, as Trustee for the Holders of the Deutsche Alt-A Securities, Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2007-0A4 , is the Plaintiff and Jesse O'Neill, Town Park Homeowners Association, Inc., Mortgage Electronic Registration Systems Inc, as a nominee for Citizens Trust Mortgage Corp., are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <a href="http://www.volusia.realforeclose.com">http://www.volusia.realforeclose.com</a>, Volusia County, Florida at 11:00AM EST on the June 20, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 237, TOWN PARK P.U. D-</p>		
<p>PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 49, PAGE(S) 151 THROUGH 153, INCLUSIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 1601 PROMENADE CIR PORT ORANGE FL 32129</p> <p>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.</p> <p>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., St. 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.</p> <p>THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.</p> <p>Dated this 08 day of May, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a> By: /s/ Charline Calhoun Florida Bar #16141 IN/22-003060 June 5, 12, 2025</p>		
25-002521		

FIRST INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>GENERAL JURISDICTION DIVISION</b> <b>Case No. 2023 12073 CIDL</b> <b>Freedom Mortgage Corporation, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED, et al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 12073 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUIGI VELARDI, AS KNOWN HEIR OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; LUIGI VELARDI, AS KNOWN HEIR OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; CATHERINE MANIGAULT AKA CATHERINE VELARDI MANIGAULT, AS KNOWN HEIR OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED; SOLAR MOSAIC, INC.; DELTONA WOODS COMMUNITY ASSOCIATION. INC; UNKNOWN SPOUSE OF LUIGI VELARDI are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, <a href="http://www.volusia.realforeclose.com">www.volusia.realforeclose.com</a>, beginning at 11:00 AM on the 17th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 63, DELTONA WOODS UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 43, PAGE 172 THROUGH 176, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA</p>		
<p>TAX ID: 810517000630</p> <p>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.</p> <p>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.</p> <p>THESE ARE NOT COURT INFORMATION NUMBERS</p> <p>SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES</p> <p>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 Administration), 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.</p> <p>ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL</p> <p>Dated this 28th day of May, 2025. BROCK &amp; 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-F01774 June 5, 12, 2025</p>		
25-002551		

FIRST INSERTION

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Ormond Crossings West Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:

June 24, 2025

TIME:

11:00 A.M.

LOCATION:

Hampton Inn Daytona/Ormond Beach  
155 Interchange Boulevard  
Ormond Beach, Florida 32174

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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“**District Manager's Office**”), during normal business hours.

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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

June 5, 12, 2025

District Manager

25-002631

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO.: 2025 10674 CIDL</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. TRACEY MCCLARY; UNKNOWN SPOUSE OF TRACEY MCCLARY; BLUE SPRINGS VILLAS HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b> TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 548 GILMORE STAGE ROAD ORANGE CITY, FL 32763</p> <p>YOU ARE NOTIFIED that an action for the Foreclosure of a Mortgage on the following described property:</p> <p>LOT 8, BLOCK G, BLUE SPRINGS VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 51, PAGES 79 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A: 548 GILMORE STAGE ROAD, ORANGE CITY, FL 32763.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442. Attorney for Plaintiff, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in The Palm Coast/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</p>		
<p><b>FIRST INSERTION</b></p> <p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CIVIL ACTION</b> <b>CASE NO.: 2022 30974 CICI</b> <b>BANK OF AMERICA, N.A., Plaintiff, vs. LAWRENCE A. HIGLEY AKA LAWRENCE ANTHONY HIGLEY, et al, Defendant(s).</b> NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 27, 2025, and entered in Case No. 2022 30974 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Bank of America, N.A., is the Plaintiff and Lawrence A. Higley aka Lawrence Anthony Higley, Laura T. Brown, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <a href="http://www.volusia.realforeclose.com">http://www.volusia.realforeclose.com</a>, Volusia County, Florida at 11:00AM EST on the June 27, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT R25, FLY-IN SPRUCE CREEK, INC. SUBDIVISION, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 33, PAGE 103 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 44 LAZY EIGHT DR PORT ORANGE FL 32128</p> <p>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.</p> <p>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., St. 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.</p> <p>THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.</p> <p>Dated this 28 day of April, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a> By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/22-001684 June 5, 12, 2025</p>		
25-002531		

FIRST INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO.: 2024 13449 CICI</b> <b>KIAYI FUNDING, INC., Plaintiff, v. T SQUARED PROPERTIES, LLC, a Florida Limited Liability Company; TRACY TAYLOR, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 24, 2025 entered in Civil Case No. 2024 13449 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein KIAYI FUNDING, INC., Plaintiff and T SQUARED PROPERTIES, LLC, a Florida Limited Liability Company; UNKNOWN TENANT #1 N/K/A JUAN CRUZ; UNKNOWN TENANT #2 N/K/A AMY CRUZ are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at <a href="http://www.volusia.realforeclose.com">www.volusia.realforeclose.com</a> beginning at 11:00 AM on July 23, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>THE SOUTH 110 FEET OF LOT 9 AND ALL OF LOT 10, BLOCK 9, HOME ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 660 6th St, Holly Hill, FL 32117</p> <p>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.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: <a href="mailto:flrealprop@kelleykronenberg.com">flrealprop@kelleykronenberg.com</a> /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 3843.000071 June 5, 12, 2025</p>		
25-002561		

FIRST INSERTION		
<p><b>Notice Under Fictitious Name Law</b> According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PHIL'S PREMIERE HOT DOGS, located at 305 Chiswick Ln, in the City of Oak Hill, Volusia County, FL 32769 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 28th day of May, 2025. PHIL'S PREMIERE ENTERTAINMENT LLC Jun. 5</p>		
25-00058V		

FIRST INSERTION		
<p><b>Notice Under Fictitious Name Law</b> According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Redline Trim &amp; Tap, located at 2665 N Atlantic Ave #154, in the City of Daytona Beach, Volusia County, FL 32118 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 2nd day of June, 2025. JUD EQUITY LLC Jun. 5</p>		
25-00060V		

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SUBSEQUENT INSERTIONS

SECOND INSERTION		
<b>TOMOKA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b>		
The Board of Supervisors (“ <b>Board</b> ”) of the Tomoka North Community Development District (“ <b>District</b> ”), 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 (“ <b>Proposed Budget</b> ”). 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 (“ <b>District Manager's Office</b> ”), during normal business hours, or by visiting the District's website., <a href="https://tomokanorthcdd.net/">https://tomokanorthcdd.net/</a> .		
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 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 hearings 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.		
<b>District Manager</b> May 29; June 5, 2025		25-00249I

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2024 13834 CIDL</b> <b>EQUITY PRIME MORTGAGE LLC, Plaintiff, vs.</b> <b>SEAN WILLIAM LYNCH, et al., Defendant.</b> 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 you 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 demanded 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: <a href="mailto:AccountsPayable@mccalla.com">AccountsPayable@mccalla.com</a> 24-10890FL May 29; June 5, 2025		
25-00243I		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO.: 2025 14073 CODL</b> <b>1910 ENTERPRISE AVENUE (FL), LLC, Plaintiff, vs.</b> <b>SUSAN SEYMOUR and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> 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		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>FILE NO.: 2025 11262 PRDL</b> <b>IN RE: ESTATE OF LOWELL EDWIN RENFROE, Deceased.</b> 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 other creditors of the decedent and 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 PERIODS SET FORTH 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. <b>Personal Representative:</b> <b>BANK OF AMERICA, N.A.</b> 1819 Main Street, Suite 1202 Sarasota, FL 34236 Attorney for Personal Representative: Robert F. Iseley, Jr., Esq. <a href="mailto:biseley@bellsouth.net">biseley@bellsouth.net</a> <a href="mailto:myc2470@bellsouth.net">myc2470@bellsouth.net</a> Florida Bar No.: 844070 Grimsley, Marker & Iseley, 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		
FOURTH INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO.: 2025 11419 CIDL</b> <b>HERITAGE ENTERPRISES FL LLC, Plaintiff, vs.</b> <b>BRIAN LAWRIE, and all others claiming by, through and under BRIAN LAWRIE, Defendant,</b> TO: BRIAN LAWRIE, and all others claiming by, through and under BRIAN LAWRIE YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida: The East 80 feet of the West 264 feet of the North 127.5 feet of the South 255 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 Section 6, Township 19 South, Range, 35 East, Volusia County, Florida, a/k/a 149 N 1st St, Oak Hill, FL 32759. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 20, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED this 6th day of May 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Shawnee S. Smith DEPUTY CLERK  J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 May 15, 22, 29; June 5, 2025		
25-00224I		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2025 10886 CICI</b> <b>PINGORA LOAN SERVICING, LLC, Plaintiff, vs.</b> <b>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)</b> 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, DERBYSHIRE 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 required to serve a copy of you 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 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: <a href="mailto:notice@kahaneandassociates.com">notice@kahaneandassociates.com</a> File No.: 25-00037 NML May 29; June 5, 2025		
25-00242I		
SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO.: 2025 10934 PRDL</b> <b>DIVISION: 10</b> <b>IN RE: ESTATE OF BARBARA ANNE CECIL Deceased.</b> 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 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. 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. 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. <b>Gina Cecil, Petitioner</b> 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: <a href="mailto:adamwarren@hawkinsandburt.com">adamwarren@hawkinsandburt.com</a> <a href="mailto:contact@hawkinsandburt.com">contact@hawkinsandburt.com</a> <a href="mailto:nicole@hawkinsandburt.com">nicole@hawkinsandburt.com</a> Florida Bar Number: 0940501 Attorney for Petitioner May 29; June 5, 2025		
25-00245I		
SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> 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 PALH 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, Court-house 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: <a href="mailto:notice@kahaneandassociates.com">notice@kahaneandassociates.com</a> File No.: 25-00037 NML May 29; June 5, 2025	
25-00242I	

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO.: 2025 11072 PRDL</b> <b>DIVISION: 10</b> <b>IN RE: ESTATE OF MARJORIE ELIZABETH DEMUTH a/k/a MARJORIE E. DEMUTH, Deceased.</b> 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. 732.221, 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. <b>Signed by:</b> <b>/s/Roland Via</b> <b>Roland Via,</b> <b>Personal Representative</b> 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: <a href="mailto:fredshare@cfl.rr.com">fredshare@cfl.rr.com</a> 2nd E-Mail: <a href="mailto:brobins@cfl.rr.com">brobins@cfl.rr.com</a> Attorney for Personal Representative May 29; June 5, 2025		
25-00247I		

SECOND INSERTION		
<b>NOTICE TO CREDITORS AND TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE</b> IN THE CIRCUIT COURT IN AND FOR VOLUSIA, COUNTY FLORIDA PROBATE DIVISION <b>File Number: 2025 11045 PRDL</b> <b>IN RE: THE ESTATE OF CHRISTINE GRACE HOLDEN Deceased.</b> 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. <b>Personal Representative:</b> <b>GRACE GEDE</b> 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) 522-2347; Facsimile: (954) 527-8897; Primary email: <a href="mailto:robslotkin@aol.com">robslotkin@aol.com</a> May 29; June 5, 2025		
25-00251I		

THIRD INSERTION		
<b>Land Patent</b> 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: <a href="https://davidruth7.wixsite.com/website-54/patricia-kearns">https://davidruth7.wixsite.com/website-54/patricia-kearns</a> May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025		
25-00234I		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 11213 PRDL</b> <b>Division 10</b> <b>IN RE: ESTATE OF SANDRA M. SIEGMAN, aka SANDRA SIEGMAN Deceased.</b> 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 and 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. 732.221, 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 AND DEMANDS NOT SO FILED 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. <b>Personal Representatives:</b> <b>Robert B. Siegman, Jr.</b> <b>c/o Legacy Law Associates, P.L.</b> 313 S. Palmetto Ave. Daytona Beach, FL 32114 <b>Constance L. Siegman</b> <b>c/o Legacy Law Associates, P.L.</b> 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: <a href="mailto:holland@legacylaw313.com">holland@legacylaw313.com</a> Secondary E-Mail: <a href="mailto:linda@legacylaw313.com">linda@legacylaw313.com</a> May 29; June 5, 2025		
25-00246I		

SECOND INSERTION		
<b>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.</b> The Board of Supervisors (“ <b>Board</b> ”) of the Sungate Community Development District (“ <b>District</b> ”) 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 (“ <b>Proposed Budget</b> ”). 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 (“ <b>District Manager's Office</b> ”), during normal business hours, or by visiting the District's website, <a href="https://sungatecdd.net/">https://sungatecdd.net/</a> . 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. <b>District Manager</b> May 29; June 5, 2025		
25-00248I		

SECOND INSERTION		
<b>NOTICE TO CREDITORS AND TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE</b> IN THE CIRCUIT COURT IN AND FOR VOLUSIA, COUNTY FLORIDA PROBATE DIVISION <b>File Number: 2025 11045 PRDL</b> <b>IN RE: THE ESTATE OF CHRISTINE GRACE HOLDEN Deceased.</b> 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. <b>Personal Representative:</b> <b>GRACE GEDE</b> 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) 522-2347; Facsimile: (954) 527-8897; Primary email: <a href="mailto:robslotkin@aol.com">robslotkin@aol.com</a> May 29; June 5, 2025		
25-00251I		



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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
**FILE NUMBER 25 CP 000341**  
**DIVISION 48**  
**IN RE THE ESTATE OF**  
**CHRISTOPHER PATRICK HEBB**  
**Deceased**

The administration of the estate of CHRISTOPHER PATRICK HEBB, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division; the address of which is 1769 East Moody Boulevard, Building 1, Bunnell, Florida, 32110. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 5, 2025.

**Personal Representative:**  
**Susan K. Herrin**  
24 Riddle Drive  
Palm Coast, Florida 32164  
Attorney for Personal Representative:  
Melvin D. Stack  
Florida Bar No. 0297798  
444 Seabreeze Boulevard, Suite 1003  
Daytona Beach, Florida 32118  
Telephone: (386) 255-1925  
Facsimile: (386) 255-9118  
E-Mail: mel@melstack.com  
aletha@melstack.com (secondary)  
June 5, 12, 2025 25-00147G

FIRST INSERTION  
**PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE**  
**FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR**  
**BOARD OF SUPERVISORS' MEETING.**  
The Board of Supervisors ("Board") of the Palm Coast 145 Community Development District ("District") will hold a public hearing and regular meeting as follows:  
DATE: June 24, 2025  
TIME: 2:00 p.m.  
LOCATION: Flagler County Government Services Building  
1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room  
Bunnell, Florida 32110

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 and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://palmcoast145cdd.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

June 5, 12, 2025 District Manager 25-00148G

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 Webster Settlement Solutions, located at 1 Radnor Place, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 27th day of May, 2025  
Webster Settlement Solutions, LLC  
Jun. 5 25-00158F

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 HARUT FENCING FRENCH GRIP, located at 19 KAFFIR LILY PL, in the City of PALM COAST, FLAGLER COUNTY, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 28th day of May, 2025  
ALEXANDER ARUTYUNYANTS  
Jun. 5 25-00159F



# SAVE TIME

Email your Legal Notice  
legal@observerlocalnews.com

FIRST INSERTION  
**NOTICE OF PUBLIC SALE**  
"Cello Partnership and its Controlled Affiliates doing business as Verizon Wireless (Verizon Wireless) proposes the installation of new antennas on a 37-ft communications pole, at the approx. vicinity of: 2558 N Ocean Shore Blvd, Flagler Beach, Flagler County, Florida 32136. Coordinates: [Latitude: 29° 30' 51.39" N, Longitude: 81° 08' 39.1" W]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Jessica Cilentio, j.cilentio@trileaf.com; 407-660-7840; 1051 Windlerley Place, Suite 201, Maitland, Florida 32751."  
Jun. 5 25-00163F

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 Sew Wicked Co located at 5886 Mango Ave, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 29th day of May, 2025  
Elizabeth Kirkland  
Jun. 5 25-00164F

FIRST INSERTION  
**NOTICE**  
\$665.18 USD was seized via search warrant by the Flagler County Sheriff's Office on April 15, 2024, from Coinbase Global Inc. in reference to criminal case #2024-105601. The funds originated from a victim located in Flagler County which were taken via a social engineering scam between November 7 and December 9, 2024. This notice is provided consistent with §812.091, Florida Statutes.  
Jun. 5/12 25-00168F

FIRST INSERTION  
**NOTICE**  
\$47,694.00 USD was seized via search warrant by the Flagler County Sheriff's Office on May 23, 2025, from the LBank Cryptocurrency Exchange in reference to criminal case #2025-0001819. A portion of the funds originated from a victim located in Flagler County which were taken via a social engineering scam on January 6, 2025. This notice is provided consistent with §812.091, Florida Statutes.  
Jun. 5/12 25-00169F

FIRST INSERTION  
**TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SOLICITATION FOR REQUEST FOR PROPOSALS**  
**Landscape Management Services**  
Palm Coast, Florida  
Notice is hereby given that the **Town Center at Palm Coast Community Development District** (referred to herein as the "District") requests a proposal to provide complete landscape management services for the Town Center at Palm Coast Community Development District, as defined by the Scope of Services included in the Project Manual for an initial contract period of two years from the Contract's date of commencement.  
The Project Manual comprised of proposal and contract documents may be obtained beginning June 10, 2025 at 10:00 a.m., from the office of the Field Services Manager, Clint Smith Consulting, LLC, whose address is 8 Cadillac Place, Palm Coast, FL 32137 or by contacting Clint Smith, at 386-931-4496 or by email at [clintsmith@aol.com](mailto:clintsmith@aol.com).  
A pre-proposal conference will be held on June 20, 2025 at 9:00 a.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, Florida 32164. Attendance is optional.  
Firms desiring to provide services for this project must submit eight (8) copies of the required proposal no later than 10:00 a.m. on July 11, 2025, local time, at the office of the Town Center CDD, Field Services Manager, 8 Cadillac Place, Palm Coast, FL 32137: Attention: Jeff Douglas, District Chairman. The proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.  
Ranking of Proposers will be made in accordance with the criteria set forth in the Evaluation Criteria contained in Request for Proposal. The District reserves the right to reject any and all proposals, with or without, just cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District pursuant to Section 190.033, Florida Statutes.  
Jeff Douglas, Chairman  
Town Center at Palm Coast Community Development District  
Jun. 5 25-00167F



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SUBSEQUENT INSERTIONS

FOURTH 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  
**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

SECOND 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. 732.2211, 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.

**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](mailto:stephanietabaresesq@gmail.com)  
May 29; June 5, 2025 25-00143G

SECOND 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

SECOND 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

SECOND 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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