

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION		
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2024 11099 CIDL 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 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 www.volusia.realforeclose.com 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 nan 7 jou avan 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>		
<p>25-002541</p>		
FIRST INSERTION		
<p>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2018 30070 CICI DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. JEROME D. MITCHELL A/K/A JEROME MITCHELL; ATTORNEY'S TITLE INSURANCE FUND, INC, D/B/A ATIF, INC.; CITY OF ORMOND BEACH, FLORIDA; FINANCIAL PORTFOLIOS II, INC., AS SUCCESSOR IN INTEREST TO WELLS FARGO BANK, N.A. F/K/A WACHOVIA; INNOVATIVE CAPITAL CLUB AT CEDAR KEY, LLC, A DISSOLVED FLORIDA CORPORATION, BY AND THROUGH ITS MANAGER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; SUNTRUST BANK; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; VOLUSIA COUNTY, FLORIDA; STATE OF FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 22, 2024 and an Order Resetting Sale dated May 19, 2025 and entered in Case No. 2018 30070 CICI of the Circuit Court in and for Volusia County, Florida, wherein DLJ Mortgage Capital, Inc. is Plaintiff and JEROME D. MITCHELL A/K/A JEROME MITCHELL; ATTORNEY'S TITLE INSURANCE FUND, INC, D/B/A ATIF, INC.; CITY OF ORMOND BEACH, FLORIDA; FINANCIAL PORTFOLIOS II, INC., AS SUCCESSOR IN INTEREST TO WELLS FARGO BANK, N.A. F/K/A WACHOVIA; INNOVATIVE CAPITAL CLUB AT CEDAR KEY, LLC, A DISSOLVED FLORIDA CORPORATION, BY AND THROUGH ITS MANAGER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; SUNTRUST BANK; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; VOLUSIA COUNTY, FLORIDA; STATE OF FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on July 18, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 44, SWEETSER SUBDIVI-</p>		
<p>SION, ORMOND, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 5, PAGE(S) 84 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</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. 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>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES</p> <p>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, 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 adaptacin 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), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das 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 odo, llame al 711.</p> <p>ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL</p> <p>DATED May 28, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-169978 / BJB June 5, 12, 2025</p>		
<p>25-002611</p>		

FIRST INSERTION		
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2022 30706 CICI 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). 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 http://www.volusia.realforeclose.com, 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: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 IN/22-003060 June 5, 12, 2025</p>		
<p>25-002521</p>		
FIRST INSERTION		
<p>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 12073 CIDL Freedom Mortgage Corporation, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CATHERINE THECKLA VELARDI AKA CATHY VELARDI, DECEASED, et al., Defendants. 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, www.volusia.realforeclose.com, 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, sinincurrir 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.</p> <p>ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL</p> <p>Dated this 28th 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-F01774 June 5, 12, 2025</p>		
<p>25-002551</p>		

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.

District Manager

June 5, 12, 2025

25-002631

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10674 CIDL 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). TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Last Known Address) 548 GILMORE STAGE ROAD ORANGE CITY, FL 32763 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. 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 & 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>in the complaint.</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 no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>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.</p> <p>ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL</p> <p>WITNESS my hand and the seal of this Court this 27th day of May, 2025.</p> <p>LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) By /s/ Shawnee S. Smith</p> <p>Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 25-51851 June 5, 12, 2025</p>		
<p>25-002571</p>		
FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2024 13449 CICI 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). 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, wherein 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 http://www.volusia.realforeclose.com, 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: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/22-001684 June 5, 12, 2025</p>		
<p>25-002531</p>		
FIRST INSERTION		
<p>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 Image Paradigm, located at 26 Creek Bluff Way, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 3rd day of June, 2025. Lynn Krizik Jun. 5</p>		
<p>25-00061V</p>		
FIRST INSERTION		
<p>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 Redline Trim & 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>		
<p>25-00060V</p>		

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FIRST INSERTION

NOTICE OF FORECLOSURE SALE.
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 11122 CIDL
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.
REYNALDO DIAZ CARDENAS A/K/A
REYNALDO DIAZ Y VENERANDA
PERDEL, et al.
Defendant(s)

Person Giving Notice:
Leslie A. Young, Petitioner
1248 N. Grandview Avenue
Daytona Beach, Florida 32218

Attorneys for Person Giving Notice:
/s/ Stephen P. Holmgren
STEPHEN P. HOLMGREN
Florida Bar Number: 117761
Attorney for Petitioner
Purcell, Flanagan, Hay & Greene, P.A.
1548 Lancaster Terrace
Jacksonville, Florida 32204
Telephone: (904) 355-0355
Email: sholmgren@pfhglaw.com
Secondary Email: lbaird@pfhglaw.com
June 5, 12, 2025 25-002591

CIVIL JUDICIAL
 DATED May 30, 2025.
 By: /s/ Ian Dolan
 Ian C. Dolan
 Florida Bar No.: 757071
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 491-180342 / SM2
 June 5, 12, 2025
 25-002601

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

451 Gano Court
Orange Park, Florida 32073
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMUOTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
June 5, 12, 2025 25-002

Dated this 30 day of May, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@rslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@rslg.com
24-188451 - NaC
June 5, 12, 2025 25-002641



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Observ

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VOLUME 16, NO. 45

Help us cheer on your neighbors

Good news from good people in Flagler County.

BRIAN MCILLIAN
COLUMNIST

Have you ever known someone who was both driven and a do-gooder? You? Extraordinary people are all around us every day.

"This year, as we discover more, the Observe column has been a blessing. It is our first addition to January. Our theme, people, was not too far off. The goal was to get to know some of your community's "unsung heroes" — people who give of their time selflessly, without asking for praise.

Thank you for the great feedback throughout the year! I read me at brad@mynewspaper.com.

416 units for Cascades

Development succeeds in getting rare rehousing

PAGE 2A

STANDING AWARDS

Nadine King	PAGE 4A
Laura Jenkins	PAGE 5A
Jeff Murphy	PAGE 6A
Marty Reider	PAGE 11A
Joseph Reider	PAGE 12A
Cole Hash	PAGE 13A
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[illegible]

SUBSEQUENT INSERTIONS

SECOND INSERTION

**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.**

The Board of Supervisors (“**Board**”) of the Tomoka North 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://tomokanorthcdd.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 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.

District Manager
May 29; June 5, 2025

25-00249I

SECOND 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, GRANT-
EES, 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 RE-
CORDED IN PLAT BOOK 26, PAGE
89, PUBLIC RECORDS OF VOLU-
SIA COUNTY, FLORIDA.
a/k/a 1508 WILDROSE LANE., DAY-
TONA BEACH, FLORIDA 32117

has been filed against you and you are re-

25-00242I

quired to serve a copy of your written de-
fenses, if any, to it, on Kahane & Associates,
P.A., Attorney for Plaintiff, whose address is
1619 NW 136th Avenue, Suite D-220, Sun-
rise, 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 im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint.

This notice is provided pursuant to Ad-
ministrative 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., Day-
tona Beach, FL 32114; call (386)257-6096
within two (2) working days of your receipt
of this notice or pleading; if you are hear-
ing 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

SECOND 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 Bar-
bara 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 representa-
tive's attorney are set forth below.

All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NO-
TICE.

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

A personal representative or cura-
tor has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent'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. 732.221.

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 no-
tice 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

SECOND 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 ac-
cordance 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

THIRD INSERTION

Land Patent

I, Patricia Kearns am bringing forth a Land Patent benefit for the following parcel
located at 127 Longwood Drive, Florida Republic, uSA NON-DOMESTIC. Any party
interested in viewing or challenging this claim can view the associated documents here:
<https://davidruth7.wixsite.com/website-54/patricia-kearns>

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

25-00234I

SECOND 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 San-
dra 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 repre-
sentatives' attorney are set forth below.

All creditors of the decedent and oth-
er 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 NO-
TICE OR 30 DAYS AFTER THE DATE
OF SERVICE OF A COPY OF THIS NO-
TICE ON THEM.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 Stat-

25-00246I

SECOND 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

SECOND 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 pend-
ing in the Circuit Court for Volusia County,
Florida, Probate Division, the address of
which is 101 North Alabama Avenue, De-
land, 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 NO-
TICE 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 NO-
TICE. 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 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) 522-2347;
Facsimile: (954) 527-8897;
Primary email: robslotkin@aol.com
May 29; June 5, 2025

25-00251I



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386-447-9723

SECOND 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 DE-
NISE VASSILAKIS A/K/A KIMBERLY
VASSILAKIS, WHETHER SAID UN-
KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVI-
SEES, GRANTEES, OR OTHER CLAIM-
ANTS

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, BENEFICIA-
RIES, 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, AC-
CORDING TO THE PLAT THERE-
OF 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, 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 im-
mediately 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

25-00243I

SECOND 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 re-
quired to serve a copy of your written de-
fenses, 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 PUBLI-
CATION OF THIS NOTICE IN THE OR-
MOND BEACH OBSERVER, and file the
original with the Clerk of this Court either
before service on Plaintiff's attorney or im-
mediately 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

**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 oth-
er 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 NO-
TICE 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.

**Personal Representative:
BANK OF AMERICA, N.A.**
1819 Main Street, Suite 1202
Sarasota, FL 34236

Attorney for Personal Representative:
Robert F. Iseley, Jr., Esq.
biseley@bellsouth.net
myc2470@bellsouth.net
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

**NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11419 CIDL
HERITAGE ENTERPRISES FL LLC,
Plaintiff, vs.
BRIAN LAWRIE, and all others
claiming by, through and under BRIAN
LAWRIE,
Defendant,**

TO: BRIAN LAWRIE, and all others claim-
ing by, through and under BRIAN LAW-
RIE

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 at-
torney, whose address is 4767 New Broad
Street, Orlando, FL 32814, telephone num-
ber (407) 514-2692, on or before June 20,
2025, and file the original with the Clerk
of this Court either before service on Plain-
tiff's attorney or immediately thereafter;
otherwise a default will be entered against
you for the relief demanded in the Com-
plaint 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

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 ac-
cordance 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

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is now offering
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honor your
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submit your tribute

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
"Celloo 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 Cilento, j.cilento@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.

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



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





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