

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SEVENTH JUDICIAL  
CIRCUIT COURT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No: 2025 11149 PRDL  
Division: 10  
IN RE: ESTATE OF  
ROBERT E. BONNER,  
Deceased.

The administration of the Estate of ROBERT E. BONNER, deceased, whose date of death was January 30, 2025, 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 names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of this notice was first published is June 12, 2025.

**Personal Representative:**  
/s/ JOHN PAUL EVANS  
JOHN PAUL EVANS  
313 Tuscany Chase Drive  
Daytona Beach, Florida 32117  
Attorney for Personal Representative:  
/s/ Elan R. Kaney  
Elan R. Kaney, Esq.  
Florida Bar No. 0538302  
Elan R. Kaney, PLLC  
523 N. Halifax Ave.  
Daytona Beach, FL 32118  
(386) 281-5777  
Email: Elan.Kaney@KaneyLaw.com  
June 12, 19, 2025 25-002661

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 X-Static Estates, located at 17 Oakview Cir, in the City of Ormond Beach, Volusia County, FL 32176 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2025.  
X-Static Realty Group, LLC  
Jun. 12 25-00062V

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 The Club Golf Performance, located at 19 Hunt Master Ct, 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.

Dated this 6th day of June, 2025.  
DRVN Physical Therapy & Wellness, LLC  
Jun. 12 25-00063V

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FIRST INSERTION

**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. 2023 11776 CIDL  
LAKEVIEW LOAN SERVICING, LLC,  
Plaintiff, vs.  
THE UNKNOWN SPOUSES,  
HEIRS, DEVISEES, GRANTEES,  
CREDITORS, AND ALL OTHER  
PARTIES CLAIMING BY, THROUGH,  
UNDER OR AGAINST THE ESTATE  
OF ROBERT ALAN PELLATH,  
DECEASED; WOODBRIDGE LAKES  
AT EDGEWATER HOMEOWNERS  
ASSOCIATION, INC.; ISPC; RICHARD  
PELLATH; SUSAN NOTTE; SCOTT  
PELLATH; 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 March 18, 2025 and an Order Resetting Sale dated May 16, 2025 and entered in Case No. 2023 11776 CIDL of the Circuit Court in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT ALAN PELLATH, DECEASED; WOODBRIDGE LAKES AT EDGEWATER HOMEOWNERS ASSOCIATION, INC.; ISPC; RICHARD PELLATH; SUSAN NOTTE; SCOTT PELLATH; 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 15, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 80, WOODBRIDGE LAKES AT EDGEWATER, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 61, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTER-

EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

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, 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.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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 Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED June 4, 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  
1475-187596 / TM1  
June 12, 19, 2025 25-002681

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 11305 PRDL  
Division 10  
IN RE: ESTATE OF  
EUGENE PAUL SCIULLO  
Deceased.

The administration of the estate of Eugene Paul Sciullo, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 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 June 12, 2025.

**Personal Representative:**  
Theresa S. Kaufman  
c/o Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114  
Attorney for Personal Representative:  
Edward A. Dimayuga Attorney  
Florida Bar Number: 50634  
Legacy Law Associates, P.L.  
313 South Palmetto Avenue  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 258-0392  
E-Mail: ed@legacylaw313.com  
Secondary E-Mail:  
paralegal@legacylaw313.com  
June 12, 19, 2025 25-002671

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND  
FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2024 13449 CICI  
KIAVI 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 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 KIAVI 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 www.volusia.realforeclose.com beginning at 11:00 AM on July 23, 2025 the following described property as set forth in said Final Judgment, to-wit:

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

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.

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBNo: 1039538  
File No: 3843.000071  
June 5, 12, 2025 25-002561

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 2023 31788 CICI  
Freedom Mortgage Corporation,  
Plaintiff, vs.

**The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ronald L. Cody, Deceased, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 31788 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ronald L. Cody, Deceased; Ronald Allen Cody a/k/a Ronald A. Cody a/k/a Ronald Cody a/k/a Allen Cody; Beth JoAnn Kelter f/k/a Beth JoAnn Weatherholtz f/k/a Beth J. Weatherholtz a/k/a Beth JoAnn Cody; Scott Paul Riggs Cody a/k/a Scott P. Cody 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 27th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, COQUINA LAKE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 27, PAGE 145 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 37-15-32-32-00-0050

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis

pendens must file a claim before the clerk reports the surplus as unclaimed.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una 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 Administracin Judicial (Court Administracin), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del oido, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 3rd day of June, 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-F00470  
June 12, 19, 2025 25-002651

SUBSEQUENT INSERTIONS

SECOND INSERTION

**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:

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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to, 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

in the complaint.

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.

THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES 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 Administracin Judicial (Court Administracin), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del oido, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

WITNESS my hand and the seal of this Court this 27th day of May, 2025.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
(SEAL) By /s/ Shawnee S. Smith  
Brian L. Rosaler, Esquire  
POPKIN & ROSALER, P.A.  
1701 West Hillsboro Boulevard, Suite 400  
Deerfield Beach, FL 33442  
25-51851  
June 5, 12, 2025 25-002571

SECOND INSERTION

**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:

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.

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

If you are a person with a disability who

needs 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.

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.

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 anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

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@vanlawfirm.com  
/s/ Mark Elia  
Mark C. Elia, Esq.  
Florida Bar #: 695734  
PHH19277-23/sap  
June 5, 12, 2025 25-002541

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THIRD 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,</b> <b>Plaintiff, vs.</b> <b>SUSAN SEYMOUR and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,</b> <b>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 <b>Laura E Roth</b> <b>CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Shawnee S. Smith</b> <b>DEPUTY CLERK</b>  Brian C. Chase, Esq. Plaintiff's attorney 1313 North Howard Avenue Tampa, Florida 33607, May 29; June 5, 12, 19, 2025 25-002411	

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2024 11122 CIDL</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b> <b>Plaintiff, vs.</b> <b>REYNALDO DIAZ CARDENAS A/K/A REYNALDO DIAZ AND VENERANDA VERDEL, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 23, 2025, and entered in 2024 11122 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and REYNALDO DIAZ CARDENAS A/K/A REYNALDO DIAZ; VENERANDA VERDEL are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on June 26, 2025, the following described property as set forth in said Final Judgment, to wit: THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE EAST 19/5 FEET OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 25 FEET THEREOF FOR NORTH CLARA AVENUE. Property Address: 1760 N CLARA AVE, DELAND, FL 32720 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. <b>IMPORTANT</b> <b>AMERICANS WITH DISABILITIES ACT.</b> If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 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@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-188451 - NaC June 5, 12, 2025 25-002641	



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SECOND INSERTION	
<b>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO. 2018 30070 CICI</b> <b>DLJ MORTGAGE CAPITAL, INC.,</b> <b>Plaintiff, vs.</b> <b>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,</b> <b>Defendant(s).</b> 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: LOT 44, SWEETSER SUBDIVI-	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2023-10610-PRDL</b> <b>Division Probate</b> <b>IN RE: ESTATE OF THELMA S. BELLER, Deceased.</b>  The administration of the estate of THELMA S. BELLER, deceased, whose date of death was August 22, 2021; File Number 2023-10610-PRDL, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043 , DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 5, 2025. <b>SALLY K. GLUDELIS</b> <b>Personal Representative</b> 114 Evergreen Terrace Deland, FL 32724  Chris M. Vorbeck Attorney for Personal Representative Email: vorblaw@aol.com Florida Bar No. 997201 The Law Office of Chris M. Vorbeck, P.A. 4470 Northgate Court Sarasota, FL. 34234 Telephone: (941) 921-3124 June 5, 12, 2025 25-002581	



SECOND INSERTION	
<b>SION, ORMOND, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 5, PAGE(S) 84 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</b> 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 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. 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, 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. THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES 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. Comuniquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL 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 25-002611	

SECOND INSERTION	
<b>NOTICE TO CREDITORS (Summary Administration)</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 11687 PRDL</b> <b>Division 10</b> <b>IN RE: ESTATE OF MICHAEL FRASER BROWNE, Deceased.</b>  TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration will be entered in the estate of MICHAEL FRASER BROWNE, deceased, File No. 2025 11687 PRDL, Circuit Court for Volusia County, Florida, Division 10, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was January 19, 2025; that the total value of the estate is less than \$75,000; and that the names and addresses of those to whom it will be assigned by such order are: Name Address Leslie A. Young 1248 N. Grandview Avenue Daytona Beach, Florida 32218 Christopher Michael Browne 210 Glamis Road, Unit 52 Cambridge, Ontario N1R 6L3 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent, other than those for whom payment is proposed in the Petition for Summary Administration, must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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. <b>Person Giving Notice:</b> <b>Leslie A. Young, Petitioner</b> 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	

SECOND INSERTION	
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 2022 30974 CICI</b> <b>BANKOF AMERICA, N.A.,</b> <b>Plaintiff, vs.</b> <b>LAWRENCE A. HIGLEY AKA LAWRENCE ANTHONY HIGLEY, et al,</b> <b>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 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: 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 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. ATTENTION PERSONS WITH DISABILITIES: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., 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. 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. 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 25-002531 June 5, 12, 2025	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 11144 PRDL</b> <b>Division 10</b> <b>IN RE: ESTATE OF TROY NEAL BEDELL, JR. Deceased.</b>  The administration of the estate of Troy Neal BeDell, Jr., deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All 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. <b>Personal Representative:</b> <b>Keri BeDell</b> 451 Gano Court Orange Park, Florida 32073 Attorney for Personal Representative: Diane A. Vidal Attorney Florida Bar Number: 1008324 CHIUMENTO 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 25-002621	

FOURTH 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: https://davidruth7.wixsite.com/website-54/patricia-kearns May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025 25-002341	

SECOND INSERTION											
<b>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.</b>  The Board of Supervisors (“Board”) of the Ormond Crossings West Community Development District (“District”) will hold a public hearing and regular meeting as follows: <table><tr><td>DATE:</td><td>June 24, 2025</td></tr><tr><td>TIME:</td><td>11:00 A.M.</td></tr><tr><td>LOCATION:</td><td>Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174</td></tr></table> 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. <table><tr><td>District Manager</td><td></td></tr><tr><td>June 5, 12, 2025</td><td>25-002631</td></tr></table>		DATE:	June 24, 2025	TIME:	11:00 A.M.	LOCATION:	Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174	District Manager		June 5, 12, 2025	25-002631
DATE:	June 24, 2025										
TIME:	11:00 A.M.										
LOCATION:	Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174										
District Manager											
June 5, 12, 2025	25-002631										

SECOND INSERTION	
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION <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-OA4 , Plaintiff, vs.</b> <b>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-OA4 , 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: LOT 237, TOWN PARK P.U. D-	

SECOND INSERTION	
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO. 2022 11609 CIDL</b> <b>US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,</b> <b>Plaintiff, vs.</b> <b>RITA FORTE A/K/A RITA FORTE D'ANTHONY; TRENTHAM WELL DRILLING, INC.; TARGET NATIONAL BANK / TARGET VISA; STEAMBOAT PROPERTY INVESTMENTS, LLC; ATHENOS LENDING, INC; 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,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 23, 2025, and entered in Case No. 2022 11609 CIDL of the Circuit Court in and for Volusia County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and RITA FORTE A/K/A RITA FORTE D'ANTHONY; TRENTHAM WELL DRILLING, INC.; TARGET NATIONAL BANK / TARGET VISA; STEAMBOAT PROPERTY INVESTMENTS, LLC; ATHENOS LENDING, INC; 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 August 26, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOTS 16, 17 AND 18, BLOCK B, REPLAT OF BLOCKS A, B & C, 2ND ADDITION TO ORANGE CITY TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 187, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 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. 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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907. 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 25-002521 June 5, 12, 2025	



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Email your Legal Notice  
legal@palmcoastobserver.com

legal@observerlocalnews.com



FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC AUCTION

Date: Tuesday, June 17, 2025

Address: 275 Cemetery Rd,  
Bunnell, FL 32110

Time: 12:00 PM Local Time

By virtue of default by  
Safe Express, Inc and Safe Express Inc  
( Individually and collectively "Client"), under a Negotiable Promissory Note and Security Agreement(s), Security Agreement(s) Promissory Note(s), Lease Agreement(s) and related documents dated March 23, 2022 and August 31, 2022, payable to Commercial Credit Group Inc. ("CCG"), which obligation is secured by the property described below (the "Equipment"), CCG will sell at Public Auction, to the highest bidder, AS-IS, WHERE-IS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, all of its right, title and interest to the following Equipment:  
(1) 2022 Freightliner Cascadia Sleeper Tractor S/N 1FUJHHDR5NLNC0113  
(1) 2023 Utility VS2DX Dry Van Trailer S/N 1UVVS2531P3880408

Terms:  
Successful bidder must pay 25% of purchase price at time of sale via cash, certified or acceptable bank check, with the balance payable in good funds on the next business day, unless:  
1. The bidder has pre-qualified by presenting CCG with a written non-contingent, lending commitment from a source and in a form acceptable to CCG in its sole discretion, in which case we will entertain bids up to the amount of such written commitment; or  
2. The bidder has obtained from CCG written credit approval in advance of the scheduled public sale.  
CCG reserves the right to bid at the sale. Contact Herb Orenge at (630) 718-4684 for additional information or to arrange an inspection of the Equipment.

Jun. 1225-00193F

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 Viviana's Hair Studio 2 located at 3000 E. Moody Blvd., 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 7th day of June, 2025

Viviana Gaimaro

Jun. 1225-00194F

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

CASE NO.: 2025 CP 000330

IN RE ESTATE OF:  
TOBY MARIO SANTANGELO,  
Deceased

The administration of the estate of TOBY MARIO SANTANGELO, deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1789 E. Moody Blvd., Building #1, Bunnell, Florida 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 WITHIN 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 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 first publication of this notice is June 12, 2025.

Personal Representative:

/s/Neal Wasserman  
Neal Wasserman

Attorney for Personal Representative:  
CIPPARONE & CIPPARONE, P.A.  
1525 International Parkway, Suite 1011  
Lake Mary, Florida 32746  
Telephone: (321) 275-5914  
Facsimile: (321) 275-5931  
/s/ Paul C. Cipparone  
Paul C. Cipparone  
Florida Bar No.: 84084  
PCipparone@cipparonepa.com  
June 12, 19, 202525-00150G

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)  
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 000267

Division 48

IN RE: ESTATE OF  
RONALD R. MITCHELL  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the estate of Ronald R. Mitchell, deceased, File Number 2025 CP 000267, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was March 8, 2025; that the total value of the estate is \$43,000 and that the names and addresses of those to whom it has been assigned by such order are:  
Name Address  
Winston J. Mitchell  
18 Warren Place  
Palm Coast, FL 32164  
Deborah Johnson  
15 New Oak Leaf Drive  
Palm Coast, Florida 32137  
Sharon Bowden  
69 Porcupine Drive  
Palm Coast, Florida 32164  
Ronnie Mitchell  
259 Cypress Trail Drive  
Ormond Beach, Florida 32174  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 12, 2025.

Person Giving Notice:

Winston J. Mitchell  
18 Warren Place  
Palm Coast, Florida 32164

Attorney for Person Giving Notice  
Diane A. Vidal, Attorney  
Florida Bar Number: 1008324  
CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: D.Vidal@legalteamforlife.com  
Secondary E-Mail:  
Proserv@legalteamforlife.com  
June 12, 19, 202525-00149G

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 The Skin Garden located at 20 Primrose Ln, 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 9th day of June, 2025

LaTisha Cutrer

Jun. 1225-00198F


OFFICIAL  
COURT  
HOUSE  
WEBSITES:

FLAGLER COUNTY

flaglerclerk.com

VOLUSIA COUNTY

clerk.org



SUBSEQUENT INSERTIONS

SECOND 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 R. 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, 202525-00147G

SECOND 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. 5/1225-00169F

SECOND 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. 5/1225-00168F

FIRST INSERTION

NOTICE OF PUBLIC MEETING

CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 23rd day of June 2025, for the purpose of Second and Final Reading to consider entering into a non-statutory Development Agreement for the proposed Phoenix Crossings development, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

NOTICE OF INTENT

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

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

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

Jun. 1225-00151F

FIRST INSERTION

NOTICE OF PUBLIC MEETING

CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 23rd day of June 2025, for the purpose of Second and Final Reading to consider entering into a Development Agreement for the proposed Reserve at Haw Creek development, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

NOTICE OF INTENT

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

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

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

Jun. 1225-00150F

SECOND 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.

THIRD 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, 2025, Jun. 5/12/1925-00098F

THIRD 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, 2025, Jun 5/12/1925-00143F


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