

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SALE

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date July 11th 2025 @ 10:00 AM at each individual repair facility.

40827 2013 Chrysler VIN#: 1C3CCBAB1DN760807 Repair Facility: Daytona Dodge Chrysler Jeep 1450 N Tomoka Farms Rd Daytona Beach 386-274-0571 Lien Amt \$942

Jun. 19 25-00065V

FIRST INSERTION

NOTICE OF ACTION

IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO.: 2025 13601 COCI SEA HAVENS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation., Plaintiff, vs. JENNIFER BUCHANAN MITCHELL., individually; UNKNOWN SPOUSE OF JENNIFER BUCHANAN MITCHELL; and ALL UNKNOWN TENANTS/ OWNERS., Defendants.

TO: Jennifer Buchanan Mitchell 228 Florida Shores Boulevard, #228 Daytona Beach Shores, Florida 32118 Unknown Spouse of Jennifer Buchanan Mitchell 228 Florida Shores Boulevard, #228 Daytona Beach Shores, Florida 32118

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Orange County Florida, commonly known as 228 Florida Shores Boulevard #228, Daytona Beach Shores, Florida 32118, and more particularly described as:

Lot 228, Building Number 13, Sea Havens, according to the map or plat thereof, as recorded in Official Record Book 40, at Page(s) 151 through 152, of the Public Records of Volusia County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI || BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

DATED: JUN 11 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Shawnee S. Smith
DEPUTY CLERK

June 19, 26, 2025 25-00269I

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 10261 PRDL Division 10

IN RE: ESTATE OF ROBERT EDMUND BUSIER, JR. Deceased.

The administration of the estate of Robert Edmund Busier, Jr., deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, 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. 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 19, 2025.

/s/ Sarah Schwartz
Sarah Schwartz
Personal Representative
1207 Golfview Drive
Daytona Beach, FL 32114

/s/ Wendy A. Mara
Wendy A. Mara, Esq.
Attorney for Personal Representative
Florida Bar Number: 0069872
Mara Law, P.A.
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail: paralegal@mymaralawpa.com
June 19, 26, 2025 25-00276I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 2023 12320 CIDL UNITED WHOLESAL MORTGAGE, LLC., Plaintiff, vs. NOAH DERYLAK, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 12, 2025 in Civil Case No. 2023 12320 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein UNITED WHOLESAL MORTGAGE, LLC. is Plaintiff and Noah Derylak, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

That part of Lot 19, GEORGE H. NORRIS SUBDIVISION OF THE DUPONT AND GAUDRY GRANTS, according to the plat thereof recorded in Deed Book "C", Page 681, Public Records of Volusia County, Florida, being more particularly described as follows:

Beginning at a point on the East line of Grand Avenue at the intersection of the South line of Glenwood Road and run thence South along the East line of Grand Avenue 104 feet to a point; thence run East and parallel

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA. GENERAL JURISDICTION DIVISION

CASE NO. 2024 12775 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff, vs. ENTERPRISES TWENTY ONE LLC, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2024 12775 CIDL of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, and, ENTERPRISES TWENTY ONE LLC, et. al., are Defendants, Clerk of Circuit Court, Laura E. Roth will sell to the highest bidder for cash at www.volusia.realforeclose.com, on July 22, 2025 at 11:00 AM, the following described property:

LOTS 21, 22 AND 23, BLOCK M, PLANTATION ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

DATED This 12th day of June, 2025.

GREENSPOON MARDER LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email: Karissa.Chin-Duncan@gmlaw.com
By: Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
24-000677-02 / 21844.0504 /
Jean Schwartz

June 19, 26, 2025 25-00270I

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MARJORIE BELANGER STAPLES, if deceased any unknown heirs or assigns, will, on July 9, 2025, at 10:00 a.m., at 32 Malayan Sun Bear Path, Lot #343, Ormond Beach, Volusia County, Florida 32174; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1989 FLEE MOBILE HOME, VIN: FLFLJ33A12227BA, TITLE NO.: 0049103198, and VIN: FLFLJ33B12227BA, TITLE NO.: 0049226492 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#3326-3216)

June 19, 26, 2025 25-00277I

FIRST INSERTION

with Glenwood Road 200 feet to a point; thence run South and parallel with Grand Avenue 101 feet to a point; thence run East and parallel with Glenwood Road 149.45 feet to a point; thence run North 205 feet to a point on the South line of Glenwood Road which is 347.65 feet East from the Point of Beginning; thence run West along the South line of Glenwood Road 347.65 feet to the Point of Beginning.

Parcel Number: 694401000193

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-07011FL

June 19, 26, 2025 25-00279I

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 Ormond Beach Energy Healing, located at 20 Raintree Lane, 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 16th day of June, 2025.

S. FROST LLC

Jun. 19 25-00066V

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 11628 PRDL Division 10

IN RE: ESTATE OF RICHARD ALLAN ROY, SR. a/k/a RICHARD A. ROY, SR. Deceased.

The administration of the estate of Richard Allan Roy, Sr., deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 19, 2025.

Personal Representative:
Linda Gail Roy
420-A Banana Cay Drive
South Daytona, Florida 32119
Attorney for Personal Representative: Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
service@upchurchlaw.com
clutes@upchurchlaw.com
jackie@upchurchlaw.com

June 19, 26, 2025 25-00278I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 2023 12830 CIDL NEW AMERICAN FUNDING, LLC, Plaintiff, vs. JASON RAY SOWERS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 23, 2024 in Civil Case No. 2023 12830 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NEW AMERICAN FUNDING, LLC is Plaintiff and Jason Ray Sowers, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 16, Block 831, A REPLAT OF TRACTS "B" & "F" OF DELTONA LAKES UNIT THIRTY-TWO, according to the Plat thereof as recorded in Map Book 28, Pages 16 Through 18, inclusive, of the 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.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-08611FL

June 19, 26, 2025 25-00271I

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO. 2023 11855 CIDL CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS OF JOHN OLIFF; KAY NANETTE OLIFF; HEATHER BRIANNE HAGGARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; DEBARY PLANTATION COMMUNITY ASSOCIATION, INC.; DEBARY UNIT 13 HOMEOWNERS ASSOCIATION, INC.; KELLI BURNSIDE; JESSICA KNOX; Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order on Defendant's Motion to Cancel Foreclosure Sale dated May 20, 2025, and entered in Case No. 2023 11855 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and UNKNOWN HEIRS OF JOHN OLIFF; KAY NANETTE OLIFF; HEATHER BRIANNE HAGGARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; DEBARY PLANTATION COMMUNITY ASSOCIATION, INC.; DEBARY UNIT 13 HOMEOWNERS ASSOCIATION, INC.; KELLI BURNSIDE; JESSICA KNOX, 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 22ND day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, DEBARY PLANTATION, UNIT 13B-2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 50, PAGES 63 AND 64, OF THE 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

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. 2021 11383 CIDL FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KAREN AYTES-ROCHESTER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2022, and entered in 2021 11383 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KAREN AYTES-ROCHESTER 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 July 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, DELEON OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 40, PAGE 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 5025 DELEON OAKS CT, DE LEON SPRINGS, FL 32130

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

IMPORTANT

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

Dated this 13 day of June, 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
20-011065 - MaM
June 19, 26, 2025 25-00272I

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION

CASE NO.: 2025 11019 CIDL FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ESTATE OF MARLENE ZORAIDA LOWERY; et al., Defendants.

TO: UNKNOWN HEIRS OF MARLENE ZORAIDA LOWERY, 1594 DELPHI WAY NEW SMYRNA BEACH, FL 32168

YOU ARE NOTIFIED that an action to foreclose to the following property in Volusia County, Florida:

LOT 94, OAK LEAF PRESERVE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 63, PAGES 135 THROUGH 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Also known as 1594 DELPHI WAY, NEW SMYRNA BEACH, FL 32168 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before JUL 11, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on JUN 11, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Shawnee S. Smith
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff

June 19, 26, 2025 25-00273I

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 11597 PRDL IN RE: ESTATE OF VETA ALDRIDGE, Deceased.

The administration of the estate of VETA ALDRIDGE, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 19, 2025.

EVERTON BAILEY
Personal Representative
7102 NW 42nd Street
Coral Springs, FL 33065

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
June 19, 26, 2025 25-00275I

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SUBSEQUENT INSERTIONS

FIFTH 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

25-002341

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 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. 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
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1475-187596 / TMI
June 12, 19, 2025

25-002681

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

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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. 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 Kelker 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 ACCOMODATIONS 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 adaptacion 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.

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

quired to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE ORMOND BEACH OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

WITNESS Laura E. Roth, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Volusia County, Florida.

Dated: May 15, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Shawnee S. Smith
DEPUTY CLERK

Brian C. Chase, Esq.
Plaintiff's attorney
1313 North Howard Avenue
Tampa, Florida 33607
May 29; June 5, 12, 19, 2025

25-002411

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 Sciuлло, 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. 732.2211, 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 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

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION	
PUBLIC NOTICE Aerial Spraying In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below. Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency. For additional information visit the District website at flaglermosquito.gov . The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov . Jun. 1925-00114F	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 2025 CP 000038 DIVISION: 48 IN RE: ESTATE OF CHERYL J. CLIFTON, Deceased. The administration of the estate of Cheryl J. Clifton, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C Hammond Justice Center, 1769 E Moody Blvd, Bldg , Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 19, 2025. Personal Representative: /s/ Alyssa Truax Alyssa Truax 29 Sedgwick Trail Palm Coast, FL 32164 Attorney for Personal Representative: /s/ Jennifer A. McGee Jennifer A. McGee, Esq. Attorney Florida Bar Number: 1023165 6 Meridian Home Ln, Suite 201 Palm Coast, Florida 32137 Telephone: (386) 320-7300 jennifer@mcgeelawfl.com June 19, 26, 202525-00155G	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000521 Division 48 IN RE: ESTATE OF ALERO ANUKPE JARIKRE Deceased. The administration of the estate of Alero Anukpe Jarikre, deceased, whose date of death was November 28, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C Hammond Justice Center, 1769 E Moody Blvd, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 19, 2025. /s/ Lawrence Jarikre Lawrence Jarikre, Petitioner Attorney for Petitioner: /s/ Jennifer A. McGee Jennifer A. McGee, Esq. Florida Bar Number: 1023165 McGee Law, PLLC 6 Meridian Home Lane, Unit 201 Palm Coast, Florida 32137 Telephone: (386) 320-7300 jennifer@mcgeelawfl.com June 19, 26, 202525-00161G	

FIRST INSERTION	
NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL ACTION CASE NO.: 18-2024-CA-000259 DIVISION: 31 WELLS FARGO BANK, N.A., Plaintiff, vs. AMY R. COOK, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 22, 2025, and entered in Case No. 18-2024-CA-000259 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Amy R. Cook, Jason E. Cook, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com , Flagler County, Florida at 11:00AM on the July 11, 2025 the following described property as set forth in said Final Judgment of Foreclosure: A PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A D.D. MOODY (LS#261) 6" X 6" CONCRETE MONUMENT WITH A BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, BEAR SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30, A DISTANCE 375.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30 A DISTANCE OF 566.37 FEET TO THE NORTHWESTERLY RIGHT- Jun. 1925-00202F	
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 Seaside Dental located at 5 Boulder Rock Dr., Suite A, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of June, 2025 Tyler Flynn Jun. 1925-00202F	
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 Kings Java Hut, located at 250 Palm Coast Pkwy, NE, No. 607-276, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of June, 2025 JB World Marketing Inc. Jun. 1925-00207F	
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 Sailfish Realty of Florida located at 101 Brewster Ln, in the City of Palm Coast, Flagler County, FL 32137-3630 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of June, 2025 Ronald Jaffe Jun. 1925-00199F	
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 Sailfish Realty located at 101 Brewster Ln, in the City of Palm Coast, Flagler County, FL 32137-3630 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of June, 2025 Ronald Jaffe Jun. 1925-00201F	
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 Flagler Schools Wellness Center, located at 73 Patricia Drive, Bldg 4, 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 16th day of June, 2025 MH Health Care Services, PC Jun. 1925-00206F	
FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW NOTICE IS HEREBY GIVEN that Robert Doumen will engage in business under the fictitious name ROBERT'S PAINTING, with a physical address 17 Bickshire Ln. Palm Coast, Florida 32137, with a mailing address 17 Bickshire Ln. Palm Coast, Florida 32137, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. Jun. 1925-00205F	

FIRST INSERTION	
OF-WAY LINE OF COUNTY ROAD #304 (R/W 100'), THENCE SOUTH 41 DEGREES 47'30" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #304 A DISTANCE OF 438.11 FEET, THENCE NORTH 01 DEGREES 25'32" WEST, LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 885.65 FEET, THENCE NORTH 88 DEGREES 34'28" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. A/K/A 7260 COUNTY ROAD 304 BUNNELL FL 32110 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. ATTENTION: PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928. Dated this 05 day of June, 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/24-007744 June 19, 26, 202525-00151G	
FIRST INSERTION	
NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT Notice is given that the following permit was issued on June 13, 2025: (Name and address of applicant) Legends at Palm Coast Holdings LLC 1018 Thomasville Road Ste 206, Tallahassee, FL 32303-6271 permit#219272-1. The project is located in Flagler County, Section 29, Township 11 South, Range 31 East. The permit authorizes a surface water management system on 29.24 acres for construction and operation of a stormwater management system known as Old Kings Multi-Family. The receiving water body is St. Joe Canal. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com , within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. - 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com . These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.) If you wish to do so, please visit http://www.sjrwm.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570. Jun. 1925-00209F	



SAVE TIME

Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023 CA 001003 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10, Plaintiff, vs. LISA M. DAWSON; UNKNOWN SPOUSE OF LISA M. DAWSON; DISCOVER BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 20, 2025 and entered in Case No. 2023 CA 001003, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10 is Plaintiff and LISA M. DAWSON; UNKNOWN SPOUSE OF LISA M. DAWSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DISCOVER BANK; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY Jun. 1925-00210F	
FIRST INSERTION	
PUBLIC NOTICE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF DRAFT PERMIT AND REQUEST FOR PUBLIC COMMENT The Department of Environmental Protection (Department) gives notice of a draft National Pollutant Discharge Elimination System (NPDES) generic permit (File No FLR04E102-005) for the Municipal Separate Storm Sewer System (MS4) for City of Flagler Beach, PO Box 70, Flagler Beach, FL 32136. The Department has determined the Notice of Intent submitted by the applicant for generic permit coverage, including any responses to request for additional information if applicable, is consistent with the requirements of Rule 62-621.300(7), Florida Administrative Code (F.A.C.), and the proposed Stormwater Management Program (SWMP), as described in Appendix A, meets the criteria for coverage under the generic permit. The applicant's SWMP includes: best management practices, control techniques, system design and engineering methods to reduce the discharge of pollutants in stormwater discharges from the Phase II MS4 to surface waters of the State to the maximum extent practicable. Pursuant to Rule 62-620.555, F.A.C., any interested person may submit written comments on the applicant's proposed SWMP and/or may submit a written request for a public meeting to the Department through the DEP Business Portal at https://www.fldesktop.com/DepPortal/go/submit-publiccomment , by email at NPDES-MS4@floridadep.gov or by mail at NPDES Stormwater Program 2600 Blair Stone Rd, M.S. 3585, Tallahassee, Florida 32399-2400. The comments must be received by the above-mentioned Department office within 30 days of publication of this notice. Failure to submit comments or request a public meeting within this time period shall constitute a waiver of any right such person may have to submit comments or request a public meeting pursuant to Rule 62-620.555, F.A.C. The comments or request for a public meeting must contain the following information: (a) The commenting party name, address and telephone number; (b) City of Flagler Beach, File FL-R04E102-005; (c) A description of any changes the commenter proposes for the draft permit; (d) A full explanation of the factual and legal reasons for each proposed change to the draft permit by the commenter; and (e) If applicable, a request that a public meeting be scheduled including a statement of the nature of the issues proposed to be raised at the meeting. However, the Department may not always grant a request for a public meeting. Therefore, written comments should be submitted within 30 days of publication of this notice, even if a public meeting is requested. If a public meeting is scheduled, the public comment period is extended until the close of the public meeting. If a public meeting is held, any person may submit oral or written statements and data at the meeting on the Department's proposed action. As a result of significant public comment, the Department's final action may be different from the position taken by it in the draft permit. The permit application file and supporting data are available online at: https://prodenv.dep.state.fl.us/DepNexus/public/search/Portal or for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, by contacting the NPDES Stormwater Program by email, NPDES-MS4@floridadep.gov , by mail at 2600 Blair Stone Rd, M.S. 3585, Tallahassee, Florida 32399-2400, or by phone number 850-245-7561. Jun. 1925-00210F	
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 Flagler Realty located at 101 Brewster Ln, in the City of Palm Coast, Flagler County, FL 32137-3630 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of June, 2025 Ronald Jaffe Jun. 1925-00200F	

ELECTRONIC SALE AT: www.flagler.realforeclose.com , at 11:00 A.M., on July 11, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 14 AND 15, BLOCK 5, OF PALM COAST MAP OF WYNFIELD SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 32, OF THE PUBLIC RECORDS OF FLAGLER 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. This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, FL 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). Dated this 13th day of June 2025. /s/ Marc Granger Marc Granger, Esq. Fla. Bar No.: 146870 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.: 23-00632 SPS V6.20190626 June 19, 26, 202525-00152G	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 318 Division 48 IN RE: ESTATE OF MARY E. HUBER Deceased. The administration of the estate of Mary E. Huber, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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 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 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 19, 2025. Personal Representative: Joseph David Huber 190 Buffalo Avenue Lindenhurst, New York 11757 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 19, 26, 202525-00157G	
FIRST INSERTION	
PUBLIC NOTICE Aerial Spraying In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below. Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency. For additional information visit the District website at flaglermosquito.gov . The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov . Jun. 1925-00114F	

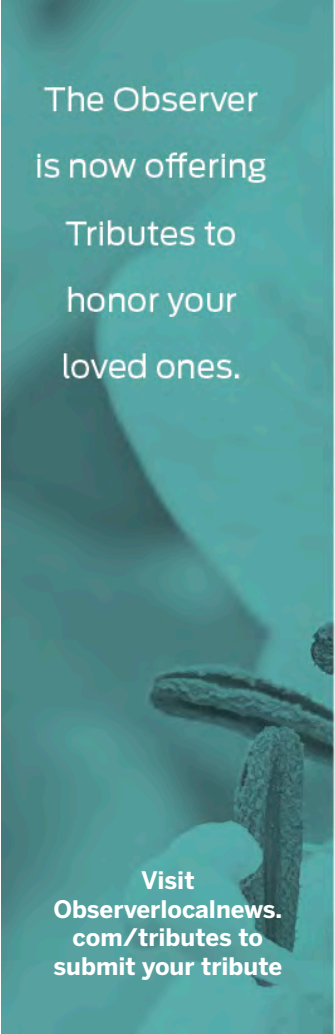
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000261 Division 48 IN RE: ESTATE OF GREGORY WAYNE HUX, aka GREGORY W. HUX Deceased The administration of the estate of Gregory Wayne Hux, also known as Gregory W. Hux, deceased, whose date of death was November 2, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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 June 19, 2025. Personal Representative: Gail Ann Hux c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com June 19, 26, 202525-00154G	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 320 Division 48 IN RE: ESTATE OF VINCENZA TRONOLONE Deceased. The administration of the estate of Vincenza Tronolone, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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 June 19, 2025. Personal Representative: Maryann Morrone 207 Fairview Avenue Staten Island, New York 10314 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 19, 26, 202525-00158G	

FIRST INSERTION		
TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REG-ULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (“ Board ”) of the Tomoka Community Development Dis- trict (“ District ”) will hold a public hearing and regular meeting as follows: DATE: July 8, 2025 TIME: 4:00 p.m. LOCATION: 150 Flagler Drive Palm Coast, Florida 32137 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, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“ District Manager's Office ”), dur- ing normal business hours, or by visiting the District's website at tomokacdd.com. The public hearing and meeting are open to the public and will be conducted in ac- cordance 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 re- cord at the public hearing and/or meeting. There may be occasions when Board Su- pervisors or District Staff may participate by speaker telephone. Any person requiring special accommo- dations at the public hearing or meeting be- cause of a disability or physical impairment should contact the District Manager's Of- fice 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 accord- ingly, 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 Vivian Carvalho Jun. 19/2625-00208V		

FIRST INSERTION		
CITATION BY PUBLICATION THE STATE OF TEXAS TO UNKNOWN HEIR OF ADAM SAMS WEEDY, DECEASED, INCLUDING JAMES EDWARD WEEDY IN PROBATE COURT #2, TRAVIS COUNTY, TEXAS. CAUSE NO. C-1-PB-24-000738 RUFUS DORSEY SAMS, III filed an APPLICATION TO DETERMINE HEIRSHIP AND FOR LETTERS OF INDEPENDENT, OR IN THE ALTER- NATIVE, DEPENDENT ADMINISTRA- TION in the above-numbered and -entitled estate on March 27, 2024 , requesting that the Court determine who are the heirs and only heirs of Adam Sams Weedy, Deceased , and their respective shares and in- terests in such estate. All unknown heirs and any other persons interested in this estate are cited to appear before this Court <i>by filing a written contest or answer</i> to this application if they want to do so. The Court may act on this applica- tion at any time at the Probate Court #2 , Probate Courthouse, 200 West 8th Street, Austin, Texas 78701, on or after 10:00 a.m. on the first Monday after the expiration of ten days from the publication date of this ci- tation. Therefore, to ensure consideration, any contest, answer, or other response must be filed with the Travis County Clerk in case number C-1-PB-24-000738 , styled IN THE ESTATE OF Adam Sams Weedy, DECEASED on or before the above-noted date and time. If this citation is not served within 90 days after it is issued, it must be returned unserved. Given under my hand and seal on this the 6th day of June, 2025 , DYANA LIMON-MERCADO County Clerk Travis County, Texas 200 West 8th Street, Ste. 140 Austin, TX 78701 P.O. Box 149325 Austin, Texas 78714-9325 (SEAL) By: CE Warren June 19, 26, 202525-00156G		

The Observer is now offering Tributes to honor your loved ones.

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FIRST INSERTION		
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF INTENT TO ISSUE PERMIT The Department of Environmental Protection gives notice of its intent to issue a permit to City of Flagler Beach, Mr. Dale Martin , City Manager, 105 South 2nd Street, Flagler Beach, Florida 32136 to operate Flagler Beach WWTF, which is an existing 1.0 MGD annual average daily flow permitted capacity domestic waste- water treatment facility. The final effluent after treatment will be discharged to Intracoastal Waterway (Class III, marine water, WBID 2363J). The facility is located at latitude 29° 28' 16.4" N, longitude 81° 8' 29.19" W at 2000 Avenue A, Flagler Beach, Florida 32136 in Flagler County. The Department has assigned permit file number FL0026611-021-DW1P to the proposed project. The intent to issue and application file are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Fri- day, except legal holidays, at the Department's Northeast District Office, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256, at phone num- ber (904)256-1700. NOTICE OF RIGHTS The Department will issue the permit unless a petition for an administra- tive hearing is timely filed under Sections 120.569 and 120.57, F. S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application. Petition for Administrative Hearing A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F. S . Pursuant to Rules 28-106.201 and 28-106.301 , F. A. C. , a peti- tion for an administrative hearing must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any e-mail address, any facsimile number, and tele- phone number of the petitioner, if the petitioner is not represented by an attor- ney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how the petitioner received notice of the Depart- ment's agency decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explana- tion of how the alleged facts relate to the specific rules or statutes; and (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action. The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3 900 Commonwealth Boulevard, Mail S tation 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing. Time Period for Filing a Petition Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F. S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F. S., or to intervene in this proceeding and participate as a party to it. Any subsequent interven- tion (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F. A. C . Extension of Time Under Rule 62-110.106(4), F. A. C. , a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation Mediation is not available in this proceeding. Jun. 1925-00211F		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000228 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LINDA S. GREENE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 06, 2025, and entered in 2024 CA 000228 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LINDA S. GREENE are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on July 11, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 30, PLANTATION BAY 1-A, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 40 THROUGH 48, IN- CLUSIVE, OF THE PUBLIC RE- CORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 30 LANDINGS LN #30, ORMOND BEACH, FL 32174 Any person claiming an interest in the sur- plus from the sale, if any, other than the property owner as of the date of the lis pen- dens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to ac- cess 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 13 day of June, 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 24-196649 - RaO June 19, 26, 202525-00153G		

FIRST INSERTION		
TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REG-ULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (“ Board ”) of the Tomoka Community Development Dis- trict (“ District ”) will hold a public hearing and regular meeting as follows: DATE: July 8, 2025 TIME: 4:00 p.m. LOCATION: 150 Flagler Drive Palm Coast, Florida 32137 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, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“ District Manager's Office ”), dur- ing normal business hours, or by visiting the District's website at tomokacdd.com. The public hearing and meeting are open to the public and will be conducted in ac- cordance 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 re- cord at the public hearing and/or meeting. There may be occasions when Board Su- pervisors or District Staff may participate by speaker telephone. Any person requiring special accommo- dations at the public hearing or meeting be- cause of a disability or physical impair- ment 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 con- tact 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 accord- ingly, 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 Vivian Carvalho Jun. 19/2625-00208F		

FIRST INSERTION		
AMENDED NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 807 Division 48 IN RE: ESTATE OF ESTELLE PATRICIA KENNEDY Deceased. The administration of the estate of Estelle Patricia Kennedy, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representa- tive's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE- FORE THE LATER OF 3 MONTHS AF- TER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de- cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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. 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 19, 2025. Personal Representative: Rev. Dr. Kenneth Davis 297 Bouldin Road Ridgeway, Virginia 24148 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 19, 26, 202525-00159G		

SECOND 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 pend- ing 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 per- sonal 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 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 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		

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PUBLIC NOTICES

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FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 270 Division 48 IN RE: ESTATE OF ALFRED C. MCMASTER, JR. Deceased. The administration of the estate of Alfred C. McMaster, Jr., deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Flagler County, Flor- ida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representa- tive's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE- FORE THE LATER OF 3 MONTHS AF- TER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de- cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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. 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 19, 2025. Personal Representative: Stephen A. McMaster 188 E. 12th Place Somerton, Arizona 85350 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 19, 26, 202525-00160G		

FIRST INSERTION		
TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REG-ULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (“ Board ”) of the Tomoka Community Development Dis- trict (“ District ”) will hold a public hearing and regular meeting as follows: DATE: July 8, 2025 TIME: 4:00 p.m. LOCATION: 150 Flagler Drive Palm Coast, Florida 32137 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, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“ District Manager's Office ”), dur- ing normal business hours, or by visiting the District's website at tomokacdd.com. The public hearing and meeting are open to the public and will be conducted in ac- cordance 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 re- cord at the public hearing and/or meeting. There may be occasions when Board Su- pervisors or District Staff may participate by speaker telephone. Any person requiring special accommo- dations at the public hearing or meeting be- cause of a disability or physical impairment should contact the District Manager's Of- fice 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 accord- ingly, 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 Vivian Carvalho Jun. 19/2625-00208V		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN, that Buf- falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The cer- tificate 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 re- corded 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 5/12/1925-00143F		

FOURTH 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 cer- tificate 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. 5/12/1925-00098F		

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