

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

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

**CASE NO.: 2023 11685 CIDL**  
**TD BANK, N.A., a national banking**  
**association,**  
**Plaintiff, vs.**  
**TODD MORGAN; TABITHA**  
**MORGAN; TENANT #1 (4450**  
**Mills Road, Deland, Florida 32724)**  
**and UNKNOWN TENANT(S) IN**  
**POSSESSION, IF ANY (4440 Mills**  
**Road, Deland, Florida 32724),**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Order Granting TD Bank's Emergency Motion to Reschedule Foreclosure Sale dated May 16, 2025, and the In Rem Final Judgment of Foreclosure and Reformation of Deed dated February 18, 2025, and entered in Case No. 2023 11685 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein TD Bank, N.A., is Plaintiff, and Todd Morgan, et al, are Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at [www.volusia.realforeclose.com](http://www.volusia.realforeclose.com) at 11:00 a.m. on July 15, 2025, the following described property as set forth in said In Rem Final Judgment of Foreclosure and Reformation of Deed, to wit:

PARCEL 1:  
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTH-EAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 893.65 FEET TO THE POINT OF BEGINNING; THENCE S 84°21'29" W, A DISTANCE OF 295.03 FEET TO A POINT; THENCE N 07°49'28" E, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 79°44'00" E, A DISTANCE OF 306.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

PARCEL 2:  
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTH-EAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 893.65 FEET TO THE POINT OF BEGINNING; THENCE S 84°21'29" W, A DISTANCE OF 295.03 FEET TO A POINT; THENCE N 07°49'28" E, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 79°44'00" E, A DISTANCE OF 306.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

PARCEL 3:  
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTH-EAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 893.65 FEET TO THE POINT OF BEGINNING; THENCE S 84°21'29" W, A DISTANCE OF 295.03 FEET TO A POINT; THENCE N 07°49'28" E, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 79°44'00" E, A DISTANCE OF 306.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 11599 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**NANCY LEE AUBREY,**  
**aka NANCY L. AUBREY**  
**Deceased.**

The administration of the estate of Nancy Lee Aubrey, also known as Nancy L. Aubrey, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2025.

**Personal Representative:**  
**Gregory Isaiah Donaldson**  
**c/o Legacy Law Associates, P.L.**  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Attorney for Personal Representative:  
Edward A. Dimayuga  
Attorney  
Florida Bar Number: 50634  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 868-5371  
E-Mail: [ed@legacylaw313.com](mailto:ed@legacylaw313.com)  
Secondary E-Mail:  
[paralegal@legacylaw313.com](mailto:paralegal@legacylaw313.com)  
June 26; July 3, 2025 25-002821

SIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTH-EAST CORNER OF LOT 12, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 793.65 FEET TO THE POINT OF BEGINNING; THENCE S 89°20'19" W, A DISTANCE OF 285.12 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 84°21'29" E, A DISTANCE OF 295.03 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

PARCEL 3:  
A PORTION OF LOTS 12 AND 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTH-EAST CORNER OF LOT 12 OF SAID SUBDIVISION AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 641.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°10'07" W, A DISTANCE OF 237.04 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 54.90 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 111.74 FEET TO A POINT; THENCE N 89°20'19" E, A DISTANCE OF 285.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

PARCEL 4:  
A PORTION OF LOTS 12, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 11654 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**ROBERT D. MATHIS,**  
**aka ROBERT DAVID MATHIS**  
**Deceased.**

The administration of the estate of Robert D. Mathis, also known as Robert David Mathis, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office ox 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 26, 2025.

**Personal Representative:**  
**Vance G. Mathis**  
**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](mailto:shelley@legacylaw313.com)  
Secondary E-Mail:  
[linda@legacylaw313.com](mailto:linda@legacylaw313.com)  
June 26; July 3, 2025 25-002831

LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 493.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°34'42" W, A DISTANCE OF 116.65 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 190.38 FEET TO A POINT; THENCE N 89°10'07" E, A DISTANCE OF 237.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 148.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET

Now known as:  
PARCEL 1 - A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00°58'53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 644.06 FEET TO THE POINT OF BEGINNING; THENCE S89°38'15"W A DISTANCE OF 141.15 FEET; THENCE N00°57'04"W A DISTANCE OF 235.43 FEET; THENCE S89°38'15"W A DISTANCE OF 50.00 FEET; THENCE S00°57'04"E A DISTANCE OF 165.01 FEET; THENCE S89°38'15"W A DISTANCE OF 81.88 FEET; THENCE N08°27'08"W A DISTANCE OF 261.74 FEET; THENCE N79°25'30"E A DISTANCE OF 306.98 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD; THENCE S00°58'53"E ALONG SAID EAST LINE OF LOT 13 AND ALSO ALONG SAID WEST RIGHT OF WAY LINE OF MILLS ROAD, A DISTANCE OF 350.28 FEET TO THE POINT OF BEGINNING;

AND  
PARCEL 2 - A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUN-

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT,  
SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO.: 2025 10847 PRDL**  
**DIVISION: 10**  
**IN RE: ESTATE OF**  
**THOMAS SHELDON JOHNSON**  
**a/k/a THOMAS S. JOHNSON,**  
**Deceased.**

The administration of the estate of THOMAS SHELDON JOHNSON a/k/a THOMAS S. JOHNSON, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2025.

**DocuSigned by:**  
**/s/Richard Kessler**  
**Richard Kessler,**  
**Personal Representative**  
110 Cone Road  
Ormond Beach, FL 32174  
**/s/ Fred B. Share**  
**FRED B. SHARE, ESQUIRE**  
Florida Bar No. 256765  
1092 Ridgewood Avenue  
Holly Hill, FL 32117  
Telephone: (386) 253-1030  
Fax: (386) 248-2425  
E-Mail: [fredshare@cfl.rr.com](mailto:fredshare@cfl.rr.com)  
2nd E-Mail: [brobins@cfl.rr.com](mailto:brobins@cfl.rr.com)  
Attorney for Personal Representative  
June 26; July 3, 2025 25-002841

TY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00°58'53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 493.65 FEET TO THE POINT OF BEGINNING; THENCE S89°38'15"W A DISTANCE OF 116.53 FEET; THENCE N40°29'47"W, A DISTANCE OF 127.77 FEET; THENCE N39°06'15"W, A DISTANCE OF 114.65 FEET; THENCE N08°27'08"W, A DISTANCE OF 34.06 FEET; THENCE N89°38'15" E, A DISTANCE OF 81.88 FEET; THENCE N00°57'04"W A DISTANCE OF 165.01 FEET; THENCE N89°38'15"E A DISTANCE OF 50.00 FEET; THENCE S00°57'04"E A DISTANCE OF 235.43 FEET; THENCE N89°38'15"E A DISTANCE OF 141.25 FEET TO A POINT ON THE EAST LINE OF LOT 12 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD; THENCE S00°58'53"E ALONG SAID EAST LINE OF LOT 12 AND ALSO ALONG SAID WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBERS: 603908000111 and 603908000122  
Property Addresses: 4450 Mills Road, Deland, Florida 32724, and 4440 Mills Road, Deland, Florida 32724

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

DATED this 12th day of June, 2025.  
DUANE MORRIS LLP  
Counsel for Plaintiff TD Bank, N.A.  
By: /s/ Danielle Rundlett Burns  
Danielle Rundlett Burns  
Florida Bar No.: 0722561  
Duane Morris LLP  
5100 Town Center Circle, Suite 400  
Boca Raton, FL 33486  
Telephone: (561) 962-2109  
Facsimile: (561) 962-2101  
E-mail: [DRBurns@duanemorris.com](mailto:DRBurns@duanemorris.com)  
JFGarcia@duanemorris.com  
MLChapski@duanemorris.com  
The last vesting deed split the subject property into two separate parcels (603908000111 and 603908000122), both of which are encumbered by TD Bank's mortgage.  
June 26; July 3, 2025 25-002801

**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. 2024 13012 CICI**  
**ON SLOW BAY FINANCIAL LLC,**  
**Plaintiff, vs.**  
**LAURIE A CARR /K/A LAURIE**  
**CARR, et al.,**  
**Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 13, 2025 in Civil Case No. 2024 13012 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ONSLOW BAY FINANCIAL LLC is Plaintiff and Laurie A Carr a/k/a Laurie Carr, 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](http://www.volusia.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 16th day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
Unit No. 307D, of THE OCEANS CLOVERLEAF NORTH CONDOMINIUMS, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3916, Page 2300, as amended from time to time, 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, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: [MRService@mccalla.com](mailto:MRService@mccalla.com)  
Fla. Bar No.: 146803  
24-10418FL  
June 26; July 3, 2025 25-002861

 **SAVE TIME**  
Email your Legal Notice  
[legal@observerlocalnews.com](mailto:legal@observerlocalnews.com)

FIRST INSERTION

**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 11860 CIDL**  
**FLAGSTAR BANK, N.A.,**  
**Plaintiff, vs.**  
**KYLE MANDAL MASON; UNITED**  
**STATES OF AMERICA, ON BEHALF**  
**OF THE SECRETARY OF VETERANS**  
**AFFAIRS; 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 a Summary Final Judgment of foreclosure dated June 5, 2025, and entered in Case No. 2023 11860 CIDL of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, N.A. is Plaintiff and KYLE MANDAL MASON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; 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](http://www.volusia.realforeclose.com), 11:00 a.m., on July 22, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, BLOCK 251, DELTONA LAKES UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 127 THROUGH 138, 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. THE COURT, IN ITS DISCRETION, MAY

**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 31864 CICI**  
**Wells Fargo Bank, N.A.,**  
**Plaintiff, vs.**  
**The Unknown Heirs, Devisees,**  
**Grantees, Assignees, Lienors, Creditors,**  
**Trustees, and all other parties claiming**  
**interest by, through, under or against**  
**the Estate of Joy Wren Steinbaugh,**  
**Deceased, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 31864 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joy Wren Steinbaugh, Deceased; Eric Daniel Steinbaugh a/k/a Eric D. Steinbaugh; The Aliki Management Association, Inc. a/k/a Aliki Management Association, Inc. 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](http://www.volusia.realforeclose.com), beginning at 11:00 AM on the 16th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 703 OF THE ALIKI CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1355, PAGE(S) 545, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.  
TAX ID: 42251500G030

Any person claiming an interest in the surplus from the sale, if any, other than

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 10974 PRDL**  
**Division Probate**  
**IN RE: ESTATE OF**  
**RICHARD STEVEN SAWART**  
**Deceased.**

The administration of the estate of Richard Steven Sawart, deceased, whose date of death was September 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, 2nd Floor, Room A222, 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

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 Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (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 June 18, 2025.

By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: [answers@dallegal.com](mailto:answers@dallegal.com)  
1463-192857 / TM1  
June 26; July 3, 2025 25-002811

**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 31864 CICI**  
**Wells Fargo Bank, N.A.,**  
**Plaintiff, vs.**  
**The Unknown Heirs, Devisees,**  
**Grantees, Assignees, Lienors, Creditors,**  
**Trustees, and all other parties claiming**  
**interest by, through, under or against**  
**the Estate of Joy Wren Steinbaugh,**  
**Deceased, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No.



FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  GENERAL JURISDICTION DIVISION <b>CASE NO. 2023 32252 CICI</b> <b>LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs.</b> <b>JEFFREY BLOUGH A/K/A JEFFREY QUENTIN BLOUGH A/K/A JEFF QUENTIN BLOUGH, et al., Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2024 in Civil Case No. 2023 32252 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Jeffrey Blough a/k/a Jeffrey Quentin Blough a/k/a Jeff Quentin Blough, 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 23rd day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 15, ROWLADER'S FIFTH ADDITION, according to the plat thereof as	recorded in Map Book 5, Page 14, 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: MRService@mccalla.com Fla. Bar No.: 146803 23-05713FL June 26; July 3, 2025 25-002871

## SUBSEQUENT INSERTIONS

SECOND INSERTION	SECOND INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  GENERAL JURISDICTION DIVISION <b>CASE NO. 2023 12830 CIDL</b> <b>NEW AMERICAN FUNDING, LLC, Plaintiff, vs.</b> <b>JASON RAY SOWERS, et al., Defendant.</b> 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: MRService@mccalla.com Fla. Bar No.: 146803 23-08611FL June 19, 26, 2025 25-002711	<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2021 11383 CIDL</b> <b>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.</b> <b>KAREN AYTES-ROCHESTER, et al. Defendant(s).</b> 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 25-002721

SECOND INSERTION	
<b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO. 2023 11855 CIDL</b> <b>CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.</b> <b>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</b> 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	pendens must file a claim before the clerk reports the surplus as unclaimed.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.  Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.  Dated this 12th day of June, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 CR18311-23/sap June 19, 26, 2025 25-002741

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b> The following personal property of Somkiat Sriwawnetr herein described, on the 11th day of July 2025, at 10:00 a.m., on the property located at 335 Circle Drive, Deland, Volusia County, Florida 32724, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: UNKNOWN Singlewide Mobile Home VIN No.: UNKNOWN Title No.: UNKNOWN All Other Personal Property Therein PREPARED BY: Charles Lovings, Attorney Vector Law PLLC 1309 Thomasville Road, Suite 302 Tallahassee, Florida 32303 Jun. 26, Jul. 3 25-00064V	

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO.: 2025 13601 COCI</b> <b>SEA HAVENS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation., Plaintiff, vs.</b> <b>JENNIFER BUCHANAN MITCHELL, individually; UNKNOWN SPOUSE OF JENNIFER BUCHANAN MITCHELL; and ALL UNKNOWN TENANTS/ OWNERS., Defendants.</b> 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 25-002691	
<b>SECOND INSERTION</b> <b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 10261 PRDL</b> <b>Division 10</b> <b>IN RE: ESTATE OF ROBERT EDMUND BUSIER, JR. Deceased.</b> 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: paralegalm@maralawpa.com June 19, 26, 2025 25-002761	
<b>SECOND INSERTION</b> <b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 11597 PRDL</b> <b>IN RE: ESTATE OF VETA ALDRIDGE, Deceased.</b> 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 25-002751	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law</b> According to Florida Statute Number 865.09  NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lombardo Chiropractic Clinic, located at 1400 Hand Ave. Suite S, 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 18th day of June, 2025. Ormond Aligned Chiropractic LLC Jun. 26 25-00068V	

FIRST INSERTION	
<b>NOTICE OF SALE</b> 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 18th 2025 @ 10:00 AM at each individual repair facility. 40859 2020 Honda VIN#: 1HGCV1F-37LA157899 Repair Facility: Expert Body Shop LLC 108 W Beresford Ave Deland 386-873-7629 Lien Amt \$5,440.02 Jun. 26 25-00067V	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law</b> According to Florida Statute Number 865.09  NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Euclid Advisory, located at 55 East Granada Blvd., in the City of Ormond Beach, Volusia County, FL 32175 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of June, 2025. William Hoover Jun. 26 25-00069V	

## SUBSEQUENT INSERTIONS

SIXTH INSERTION	
<b>Land Patent</b> I, Patricia Kearns am bringing forth a Land Patent benefit for the following parcel located at 127 Longwood Drive, Florida Republic, usA NON-DOMESTIC. Any party interested in viewing or challenging this claim can view the associated documents here: https://davidruth7.wixsite.com/website-54/patricia-kearns May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025 25-002341	

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  GENERAL JURISDICTION DIVISION <b>CASE NO. 2023 12320 CIDL</b> <b>UNITED WHOLESale MORTGAGE, LLC., Plaintiff, vs.</b> <b>NOAH DERYLAK, et al., Defendant.</b> 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 WHOLESale 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	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: MRService@mccalla.com Fla. Bar No.: 146803 23-07011FL June 19, 26, 2025 25-002791

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA. GENERAL JURISDICTION DIVISION <b>CASE NO. 2024 12775 CIDL</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff, vs.</b> <b>ENTERPRISES TWENTY ONE LLC, et al., Defendants.</b> 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 25-002701	
<b>SECOND INSERTION</b> <b>NOTICE OF PUBLIC SALE</b> 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 25-002771	

## A NEW & AFFORDABLE OPTION PUBLIC NOTICES

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
**CASE NO.: 2025CA000092**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,**  
**Plaintiff, -vs-**  
**WELMON B. PIPPIN,**  
**Defendant(s)**  
TO: WELMON B. PIPPIN and UNKNOWN SPOUSE OF WELMON B. PIPPIN  
Last Known Address: 50 Palm Harbor Parkway Unit 42, Palm Coast, FL 32137  
You are notified of an action to foreclose a mortgage on the following property in Flagler County:  
UNIT NO. 42, OF HARBORSIDE VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE(S) 704, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.  
50 Palm Harbor Parkway Unit 42, Palm Coast, FL 32137

The action was instituted in the Circuit Court, Seventh Judicial Circuit in and for Flagler, County, Florida; Case No. 2025CA000092; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Barbara Cohen-Pippin. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before (30 DAYS FROM THE FIRST PUBLICATION DATE), (Or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 5/22/2025  
Flagler Clerk of the Circuit Court  
As Clerk of Court  
By: (SEAL) Amy Perez 5/22/2025  
As Deputy Clerk  
June 26; July 3, 2025 25-00163G

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
**Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110** hereby gives **NOTICE OF PUBLIC SALE** of the storage space(s) listed below, containing household and other goods will be sold for cash on 7/21/2025 at 3:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at [www.storage treasures.com](http://www.storage treasures.com)  
3 Corinne Fuller  
32 Kiona Gordon  
333 Robert Gonzalez  
Jun. 26, Jul. 3 25-00197F

FIRST INSERTION

**PUBLIC NOTICE**  
**MLTMS INC.** is offering a permanent position for a Foreign Legal Consultant with expertise in Brazilian and Portuguese Law. The position is full-time, 35 hours/week, alternating shifts, at the business located at 25 Old Kings Rd N, Ste 8B in Palm Coast, Florida. The interested party must have Flagler County residency, be available for possible national and international travel and state relocation in the event of a future branch opening. Requirements: A foreign diploma/degree equivalent to a Bachelor's degree in Law, a minimum of 5 years of practice in Portuguese law and 10 years in Brazilian law, regular membership in the professional associations of both countries, experience in the areas of business and real estate law in Brazil and Portugal in immigration, registry, notary, family and international law. Proficiency in Portuguese (native or fluent) is required; Proficiency in Spanish and French (basic) is preferred. Proficiency in office suite, internet, artificial intelligence and digital marketing (user). License to drive car and motorcycle is required and the ability to visit prisons. The proposed salary: US\$ 38/Hour. Send the appropriate CV for the job and receive more information by email: [info@mltms.org](mailto:info@mltms.org)

the portuguese version:  
A MLTMS INC., oferta uma vaga de emprego permanente para Consultor Legal Estrangeiro, com expertise no Direito Brasileiro e Português. O trabalho é presencial, em tempo integral por 35 horas/semana, em turnos alternados, no estabelecimento comercial em Palm Coast, Florida. O contratado deve residir em Flagler County, estar disponível para eventuais viagens nacionais e internacionais e mudança de estado, na hipótese de abertura de sucursal. São os requisitos: Diploma/grau estrangeiro equivalente ao Bacharel em Direito, 5 anos de experiência no Direito Português, 10 anos de experiência no Direito Brasileiro, ter inscrição regular na ordem profissional dos dois Países, experiência nas áreas do Direito Empresarial e Imobiliário no Brasil, de Imigração, Registos e Notariado em Portugal, Direito de família e internacional. Proficiência na língua estrangeira Portuguesa (nativo ou fluente) é exigido, proficiência na língua estrangeira Espanhol e Francês (básico) é preferido. Domínio do pacote office, internet, inteligência artificial e marketing digital/utilizador). Licença para conduzir carro e moto é necessário e a disponibilidade para visitar estabelecimentos prisionais. O salário proposto: US\$ 38/Hora. Envie o curriculum apropriado para a ocupação no email: [info@mltms.org](mailto:info@mltms.org)

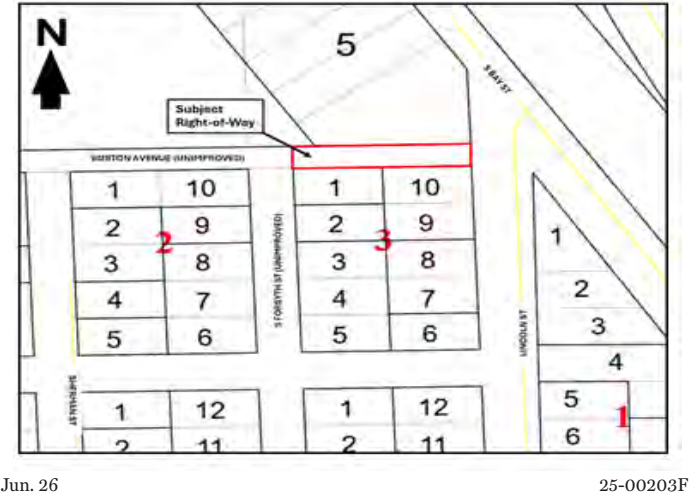
Jun. 26, Jul. 10 25-00228F

FIRST INSERTION

**NOTICE OF ADOPTION**  
**CITY OF BUNNELL, FLORIDA**  
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** held a Public Hearing as authorized by law at 7:00 P.M. on the 23rd day of June 2025, for Second and Final Reading of Ordinance 2025-08, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110. Ordinance 2025-08 was adopted on June 23, 2025 effective June 23, 2025.

**ORDINANCE 2025-08**  
**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING A SECTION OF BOSTON AVENUE, A 30 FOOT UNIMPROVED RIGHT-OF-WAY, OF THE LINCOLN HEIGHTS PLAT AS RECORDED IN PLAT BOOK 2, PAGE 18, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FROM LINCOLN STREET TO SOUTH FORSYTH STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

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



Jun. 26 25-00203F

FIRST INSERTION

**PUBLIC NOTICE OF SALE**  
**NOTICE IS HEREBY GIVEN** that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 17th day of July, 2025 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110 Terry Leonard Jr D004 Freezer, Boxes, Furniture, Totes, Shop Vac, Cabinet, RC Cars, Micro, Bags personal goods, misc items. Edward Miller B004 Ladders, Cabinets, Row Boat, Fishing Gear, Totes, Shelving, Tools, Grinders, personal misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.  
Jun. 26, Jul. 3 25-00212F

FIRST INSERTION

**GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR 2025 ROAD PAVING PROJECT**  
**NOTICE OF REQUEST FOR PROPOSAL FOR CONSTRUCTION SERVICES**  
**Flagler County, Florida**  
Notice is hereby given that the Grand Haven Community Development District (the "District") requests proposals to provide Construction Services (Request for Proposals No. RFP 2025-001). Respondents shall provide proposals with pricing for construction services in accordance with the Bid Instructions set forth in RFP 2025-001 for the District's 2025 Road Paving Project.

Firms desiring to provide services for this project must submit three (3) paper copies of the required proposals and one (1) electronic copy (flash drive) no later than 12:00 p.m., on Monday, July 28, 2025 at the office of the District Operations Supervisor, Vanessa Stepniak, 2 North Village Parkway, Palm Coast, Florida 32137, ATTN: Operations Supervisor, Vanessa Stepniak, at which time the proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Bidders ("Instructions"). A copy of the Instructions is available by contacting Vanessa Stepniak at 2 North Village Parkway Palm Coast, FL 32137 Telephone : 386-447-1888, Email: [vstepniak@ghedd.com](mailto:vstepniak@ghedd.com). Proposals received after the time and date stipulated above will be returned unopened to the Proposer. Ranking of proposals will be made in accordance with the criteria set forth in the ranking worksheet contained within the Request for Proposals. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities or to accept the proposal which, in its judgment, is in the best interest of the District.

A Mandatory Pre-Bid Meeting will be held virtually via Microsoft Teams on Monday, July 14th, 2025 at 10:00 AM EDT via the following link <https://teams.microsoft.com/j1/meetup-join/MeetingID-2599715889916?Passcode=-zs6UP69k>  
Grand Haven Community Development District  
David McInnes, District Manager  
Jun. 26 25-00227F

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 Prism Pool Service, located at 16 Bronson Ln, 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 22nd day of June, 2025  
Artem Y. Vassiouk  
Jun. 26 25-00226F

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 LEONA SERVICES, located at 29B Buttonwood Ln, 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 18th day of June, 2025  
LEONA SERVICES GROUP LLC  
Jun. 26 25-00224F

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
**CASE NO.: 2025 CP 000303**  
**DIVISION: 48**  
**In re the estate of**  
**MICHAEL JOHN MORAN,**  
**Deceased.**

The administration of the estate of Michael John Moran, deceased, whose date of death was October 31, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 26, 2025.

/s/ Christine Roller  
Personal Representative  
Christine Roller  
136 Lehigh Avenue  
Flagler Beach, FL 32136

/s/ Christopher J. Leddy, Jr.  
HEEKIN LAW P.A.  
Christopher J. Leddy, Jr., Esq.  
Attorney for Petitioner  
Florida Bar No.: 1022875  
7220 Financial Way,  
Jacksonville, FL 32256  
Telephone: (904) 355-7000  
Primary Email: [Chris@heekinlaw.com](mailto:Chris@heekinlaw.com)  
Secondary: [Makayla@heekinlaw.com](mailto:Makayla@heekinlaw.com)  
June 26; July 3, 2025 25-00162G

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FIRST INSERTION

**STATE OF FLORIDA**  
**DEPARTMENT OF**  
**ENVIRONMENTAL PROTECTION**  
**NOTICE OF INTENT TO ISSUE PERMIT**

The Department of Environmental Protection (Department) gives notice of its intent to issue a National Pollutant Discharge Elimination System (NPDES) permit renewal (DEP File No FLR04E163-001) for the Municipal Separate Storm Sewer System (MS4) to the Flagler County. The renewal permit requires the implementation of a Stormwater Management Program to control the discharge from the MS4 to the maximum extent practicable.

The intent to issue and application file and supporting data are available online at: <https://prodenv.dep.state.fl.us/DepNexus/public/searchPortal> or for public inspection during normal business hours by contacting the NPDES Stormwater Program by email, [NPDES-MS4@floridadep.gov](mailto:NPDES-MS4@floridadep.gov), by mail at 2600 Blair Stone Rd, MS 3585, Tallahassee, Florida 32399-2400, or by phone at 850-245-7561.

The Department will issue the permit with the attached conditions unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes (F.S.), within 14 days of receipt of notice. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Under Rule 62-110.106(4), Florida Administrative Code (F.A.C.), a person may request enlargement of the time for filing a petition for an administrative hearing. The request must be filed (received by the clerk) in the Office of General Counsel before the end of the time period for filing a petition for an administrative hearing.

Petitions filed by any persons 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. Section 120.60(3), F.S., however, also allows that any person who has asked the Department in writing for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition or request for an extension of time within 14 days of receipt of notice shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S. Any subsequent intervention (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, Florida Administrative Code.

A petition that disputes the material facts on which the Department's action is based must contain the following information, as indicated in Rule 28-106.201, F.A.C.:

- (a) The petitioner's name, address and telephone number;
- (b) Flagler County, FLR04E163, Flagler County;
- (c) A statement of how and when each petitioner received notice of the Department action;
- (d) A statement of how each petitioner's substantial interests are affected by the Department action;
- (e) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (f) A statement of facts that the petitioner contends warrant reversal or modification of the Department action;
- (g) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
- (h) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation under Section 120.573, F.S., is not available for this proceeding.  
Jun. 26 25-00225F

FIRST INSERTION

**NOTICE OF ADOPTION**  
**CITY OF BUNNELL, FLORIDA**  
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** held a Public Hearing as authorized by law at 7:00 P.M. on the 23rd day of June 2025, for Second and Final Reading of Ordinance 2025-07, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110. Ordinance 2025-07 was adopted on June 23, 2025 effective June 23, 2025.

**ORDINANCE 2025-07**  
**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING CERTAIN ALLEYS IN BLOCKS 213, 214, 215, 222, 223, AND 268 AND A SECTION OF BLUEGE STREET IN BETWEEN BLOCKS 222, AND 223 OF THE TOWN OF BUNNELL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC RECORDS OF FLAGLER COUNTY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

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



Jun. 26 25-00204F

SUBSEQUENT INSERTIONS

SECOND 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](mailto:jennifer@mcgeelawfl.com)  
June 19, 26, 2025 25-00161G

SECOND INSERTION

**TOMOKA COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Tomoka Community Development District ("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"), during normal business hours, or by visiting the District's website at [tomokacdd.com](http://tomokacdd.com).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
Vivian Carvalho  
Jun. 19/26 25-00208V

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SUBSEQUENT INSERTIONS

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 320 Division 48 <b>IN RE: ESTATE OF</b> <b>VINCENZA TRONOLONE</b> 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.	
<b>Personal Representative:</b> <b>Maryann Morrone</b> 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, 2025	25-00158G

SECOND INSERTION	
<b>TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b> The Board of Supervisors ("Board") of the Tomoka Community Development District ("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"), during normal business hours, or by visiting the District's website at tomokacd.com. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Vivian Carvalho Jun. 19/26	25-00208V

SECOND INSERTION	
<b>AMENDED NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 807 Division 48 <b>IN RE: ESTATE OF</b> <b>ESTELLE PATRICIA KENNEDY</b> 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 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.	
<b>Personal Representative:</b> <b>Rev. Dr. Kenneth Davis</b> 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, 2025	25-00159G

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000228 <b>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).</b> 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, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY,	

SECOND INSERTION	
<b>TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b> The Board of Supervisors ("Board") of the Tomoka Community Development District ("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"), during normal business hours, or by visiting	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 270 Division 48 <b>IN RE: ESTATE OF</b> <b>ALFRED C. MCMASTER, JR.</b> 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, 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.	
<b>Personal Representative:</b> <b>Stephen A. McMaster</b> 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, 2025	25-00160G

SECOND INSERTION	
FLORIDA. Property Address: 30 LANDINGS LN #30, ORMOND BEACH, FL 32174 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT 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: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-196649 - RaO June 19, 26, 2025	25-00153G

the District's website at tomokacd.com. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Vivian Carvalho Jun. 19/26	25-00208F
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SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000261 Division 48 <b>IN RE: ESTATE OF</b> <b>GREGORY WAYNE HUX,</b> 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.	
<b>Personal Representative:</b> <b>Gail Ann Hux</b> <b>c/o Legacy Law Associates, P.L.</b> 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, 2025	25-00154G

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 318 Division 48 <b>IN RE: ESTATE OF</b> <b>MARY E. HUBER</b> 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 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.	
<b>Personal Representative:</b> <b>Joseph David Huber</b> 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, 2025	25-00157G

SECOND INSERTION	
<b>CITATION BY PUBLICATION</b> <b>THE STATE OF TEXAS</b>	
<b>TO UNKNOWN HEIR OF ADAM SAMS WEEDY, DECEASED, INCLUDING JAMES EDWARD WEEDY</b> <b>IN PROBATE COURT #2,</b> <b>TRAVIS COUNTY, TEXAS.</b>	
<b>CAUSE NO. C-1-PB-24-000738</b> <b>RUFUS DORSEY SAMS, III</b> filed an <b>APPLICATION TO DETERMINE HEIRSHIP AND FOR LETTERS OF INDEPENDENT, OR IN THE ALTERNATIVE, DEPENDENT ADMINISTRATION</b> in the above-numbered and -entitled estate on <b>March 27, 2024</b> , requesting that the Court determine who are the heirs and only heirs of <b>Adam Sams Weedy</b> , Deceased, and their respective shares and interests 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 application at any time at the <b>Probate Court #2</b> , 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 citation. Therefore, to ensure consideration, any contest, answer, or other response must be filed with the Travis County Clerk in cause number <b>C-1-PB-24-000738</b> , styled <b>IN THE ESTATE OF Adam Sams Weedy, DECEASED</b> <i>on or before the above-noted date and time</i> . 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 <b>6th day of June, 2025</b> , 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, 2025	25-00156G

SECOND INSERTION	
<b>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 18-2024-CA-000259</b> <b>DIVISION: 31</b> <b>WELLS FARGO BANK, N.A., Plaintiff, vs. AMY R. COOK, et al, Defendant(s).</b> 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-	

SECOND INSERTION	
<b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2023 CA 001003</b> <b>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)</b> 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	

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA <b>CASE NO.: 2025 CP 000038</b> <b>DIVISION: 48</b> <b>IN RE: ESTATE OF</b> <b>CHERYL J. CLIFTON,</b> 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.	
<b>Personal Representative:</b> <b>/s/ Alyssa Truax</b> <b>Alyssa Truax</b> 29 Sedgwick Trail Palm Coast, FL 32164 Attorney for Personal Representative: <b>/s/ Jennifer A. McGee</b> 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, 2025	25-00155G

SECOND 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, 2025	25-00151G



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