Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1211 Year of Issuance: 2023

Description of Property: LOT 15 OF BLOCK 32, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 30, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 10, AT PAGE 30-42, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLUSIVE, THE AFOREMENTIONED LEGAL DE-SCRIPTION INCLUDES THE FOL-LOWING LANUAGE AS AMEND-ED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)

Name in which assessed: BARBARA SELIGA, STANISLAW SELIGA

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Sydney Stachurski, Deputy Clerk File # 25-016 TDC

Jul. 3/10/17/24 25-00160F

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG** 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

> Certificate No:2023 / 1359 Year of Issuance: 2023

Description of Property: LOT 10, BLOCK 163, PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2 THROUGH 26, INCLU-SIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed: 64 BIRCHWOOD DRIVE TRUST All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-021 TDC

Jul. 3/10/17/24 25-00172F

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED BASANTEE ZINKHAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

> Certificate No: 2023 / 48 Year of Issuance:2023

Description of Property: That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run 50 degrees - 10' - 00" E, along the East line of said Section 24, 2298.65 feet; Thence run due West, 4001.96 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet: Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 383 of Unit IV of the unrecorded plat of Flagler Estates.

RICHARD A CORRADO

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m. Tom Bexley

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk File # 25-028 TDC

Jul. 3/10/17/24



The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



For rates and information, call 386-447-9723

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No: 2023 / 1100 Year of Issuance: 2023

Description of Property: Lot 27, of Block 48, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, recorded in Map Book 9, Pages 20 through 35, inclusive of the Public Records of Flagler County, Florida.

Name in which assessed: GREGORY CHARLES LEPERA, PETER A LEPERA, PETER LOUIS LEPERA

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible https://flaglerclerk.com/TaxDeed-Auction on the 12th day of August, 2025 at 9 a.m

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk

File # 25-004 TDC Jul. 3/10/17/24

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that $\ \mathbf{FIG}$

20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows

Certificate No: 2023 / 950 Year of Issuance: 2023 Description of Property:

Lot 14, of bock 1, of Palm Coast, Map of Belle Terre, Section 17, according to the plat thereof, as recorded in Map Book 7, at Page 14, of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida) LOT 10, BLOCK 163, PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA.

Name in which assessed: FRANCIS A KELLY JR, GAIL F KELLY All of said property being in the County

of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property

scribed in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m. **Tom Bexley**

Clerk of the Circuit Court & Comptroller of Flagler County, ${\rm FL}$ By: Jessie Whitley, Deputy Clerk File # 25-022 TDC

25-00173F Jul. 3/10/17/24

FIRST INSERTION NOTICE OF APPLICATION FOR

NOTICE IS HEREBY GIVEN, that BASANTEE ZINKHAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No:2023 / 26 Year of Issuance: 2023

Description of Property: That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run Soº-10'-00"E, along the East line of said Section 24, 2298.65 feet; Thence run due West, 371.96 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue due West, 330.00 feet; Thence run due South 165.00 feet; Thence run due East, 330.00 feet, Thence run due North, 165,00 feet to the Point of Beginning. Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 49 of Unit IV of the unrecorded plat of Flagler Estates.

Name in which assessed: DEBBIE B BENNER, LESTER E BENNER

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk File # 25-029 TDC

The Observer delivered to your driveway

Call 386.447.9723

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG ${\bf 20},~{\bf LLC}~{\bf FBO}~{\bf SEC}~{\bf PTY}$ the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number (s) and year $\,$ of issuance, the description of the property, and the names in which it is assessed are

Certificate No: 2023 / 1509 Year of Issuance:2023

Description of Property: LOT 17, BLOCK 2, OF PALM COAST, MAP OF SEMINOLE PARK, SECTION 60, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE(S) 48 THROUGH 55, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA.

Name in which assessed: ANH HOANG MILLSPAUGH All of said property being in the County

of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m. Tom Bexley

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-018 TDC Jul. 3/10/17/24

FIRST INSERTION

NOTICE OF APPLICATION FOR

 $\begin{array}{ccc} & \textbf{TAX DEED} \\ \textbf{NOTICE IS HEREBY GIVEN, that} \end{array}$ BASANTEE ZINKHAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No:2023 / 38 Year of Issuance: 2023

Description of Property THAT PORTION OF SECTION 24. TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLOR-IDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 24: THENCE RUN SOUTH OO DE-GREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2463.65 FEET: THENCE RUN DUE WEST 2682.44 FEET TO THE POINT OF BEGIN-NING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DE-SCRIBED AS TRACT 264 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES. ALSO WITH: THAT PORTION OF SEC-TION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH OO DEGREES 10 MIN-UTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SEC-**TION 24, 2623.65 FEET; THENCE** RUN DUE WEST, 2682.92 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CON-TINUE DUE WEST, 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165,00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTIL-ITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 265 OF UNIT IV OF THE UNRECORD-ED PLAT OF FLAGLER ESTATES.

Name in which assessed: FAY H LEW All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-030 TDC

Jul. 3/10/17/24

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are Certificate No:2023 / 1372

Year of Issuance:2023 Description of Property: Lot 10, Block 47, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, recorded in Plat Book 13, Page(s) 9 of the Public

Records of Flagler County, Florida. Name in which assessed: 29 Lansdowne Trust

All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall

be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m. Clerk of the Circuit Court &

Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-013 TDC

Jul. 3/10/17/24 25-00218F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No: 2023 / 1197 Year of Issuance: 2023

Description of Property: LOT 5 OF BLOCK 53, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 29, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 10, AT PAGE 25, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 18 INCLUSIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RE-CORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)

Name in which assessed: NORMA C BUENAFLOR, RAFAEL T BUENAFLOR

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk

File # 25-019 TDC Jul. 3/10/17/24

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No:2023 / 951 Year of Issuance: 2023

LOT 15, OF BLOCK 1, OF PALM COAST, MAP OF BELLE TERRE, SECTION 17, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, AT PAGE 14, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLU-SIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLA- ${\bf GLER\ COUNTY, FLORIDA.})$

Name in which assessed: FRANCIS A KELLY JR, GAIL F KELLY

All of said property being in the County of Flagler, State of Florida.

 $Unless \, such \, certificate \, or \, certificates \, shall \,$ be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk

File # 25-024 TDC Jul. 3/10/17/24 25-00175F

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that **FNA DZ, LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1555 Year of Issuance: 2023

Description of Property: Lot 17, of Block 22, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof, as recorded in Map Book 18, at Page 40 of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35 at page 528 of the Public Records of

Flagler County, Florida. Name in which assessed: FRANCIS A KELLY JR, GAIL F KELLY

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeed-Auction on the 12th day of August, 2025

> Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk

File # 25-031 TDC Jul. 3/10/17/24

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 Brownies Butters, located at 78 Covington Lane, 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 27th day of June, 2025

Zero Sum Structures, LLC 25-00231F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows: Certificate No:2023 / 1357

Year of Issuance: 2023 Description of Property: Lot 7 of Block 163, of Palm Coast, Map of Belle Terre, Section 35, according to the plat thereof, as recorded in map book 11, at page 2 through 26, inclusive, of the Public Records of Flagler County, Florida

Name in which assessed: 70 BIRCHWOOD DRIVE TRUST All of said property being in the County

of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jessie Whitley, Deputy Clerk File # 25-017 TDC

Jul. 3/10/17/24 25-00170F

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that ${\bf FIG}$ 20. LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No: 2023 / 436 Year of Issuance:2023 Description of Property:

The West 200.00 feet of the North 1139.00 feet of Tract 2, Block 3, Section 33, Township 12 South, Range 29 East, St. Johns Development Company Subdivision, as recorded in Plat Book 1, Page 7, of the Public Records of Flagler County, Florida, Less the North 50.00 feet thereof for State Road 318 Right-of-Way.

Name in which assessed: ALYSSA K PAFFRATH, ROBERT PAFFRATH

All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on

12th day of August, 2025 at 9 a.m. Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jessie Whitley, Deputy Clerk

File # 25-026 TDC Jul. 3/10/17/24

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED

NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No:2023 / 779

Year of Issuance: 2023 Description of Property: LOT 2, BLOCK 3, REVÎSED SUB-DIVISION OF COUNTRY CLUB COVE - SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6. PAGE 4 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF

FLAGLER COUNTY, FLORIDA. Name in which assessed: JONATHAN EDELMAN

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or ertificate(s) will be sold to the highest bidder via an electronic auction accessible https://flaglerclerk.com/TaxDeed-Auction on the 12th day of August, 2025

at 9 a.m. Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk

File # 25-032 TDC Jul. 3/10/17/24

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN, that

FNA DZ, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows: Certificate No: 2023 / 1554

Year of Issuance: 2023 Description of Property: Lot 16, of Block 22, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof, as recorded in Map Book 18, at Page 40 of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35 at page 528 of the Public Records of Flagler County, Florida.

Name in which assessed: FRANCIS A KELLY JR, GAIL F KELLY

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) $\,$ will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m Tom Bexlev

Clerk of the Circuit Court &

Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk File # 25-033 TDC Jul. 3/10/17/24

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Certificate No: 2023 / 837 Year of Issuance:2023

Description of Property: LOT 5, OF BLOCK 26, OF PALM COAST, MAP OF FLORIDA PARK, SECTION 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 6, AT PAGE 40, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA, (FOR SECTIONS 1 THROUGH 16 INCLU-SIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RE-CORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA.)

Name in which assessed: FRANCIS A KELLY JR, GAIL F KELLY

All of said property being in the County

of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the

12th day of August, 2025 at 9 a.m. Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk

File # 25-020 TDC Jul. 3/10/17/24 25-00171F

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that FNA DZ, LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

Year of Issuance: 2023 Description of Property: LOT 23, BLOCK 62, PALM COAST, MAP OF ULYSSES TREES,

Certificate No: 2023 / 1418

SECTION 57, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 17, PAGE(S) 24 OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA.

ALEXEY KUZNECHIKHIN, GENNADY NECHAEV All of said property being in the County of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest

bidder via an electronic auction accessible

Name in which assessed:

https://flaglerclerk.com/TaxDeed-Auction on the 12th day of August, 2025

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL

By: Stephanie Tolson, Deputy Clerk File # 25-027 TDC

Jul. 3/10/17/24 FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN, that $FNA\ DZ,\ LLC\$ the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The cer-

tificate number(s) and year of issuance, the

description of the property, and the names

in which it is assessed are as follows:

Year of Issuance: 2023 Description of Property: Lot 4, Block 79, Section 58, Seminole Park - Section 58 Seminole Woods at Palm Coast. Recorded in

Certificate No:2023 / 1479

Plat Book 2055, Page 1159 of the Public Records of Flagler County, Name in which assessed: BRIAN MURRAY,

JONATHAN MURRAY, KURT MURRAY All of said property being in the County

of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via ar electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the

12th day of August, 2025 at 9 a.m. **Tom Bexley** Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk

File # 25-034 TDC Jul. 3/10/17/24

FIRST INSERTION NOTICE OF PUBLIC SALE

Palm Coast Auto Repair gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 8/4/2025 at 8:30 AM at 11 Hargrove Grade Ste A, Palm Coast, FL 32137 (386) 445-2205. For \$2770.44 payment in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles w/out iudicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids

2016 VOLK VIN# WVGBV7AX0GW605203

FIRST INSERTION

NOTICE OF APPLICATION FOR

FIRST INSERTION

NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that FIG **20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year $% \left(s\right) =\left(s\right) +\left(s\right)$ of issuance, the description of the property, and the names in which it is assessed are

> Certificate No:2023 / 1507 Year of Issuance:2023

Description of Property: RESERVED PARCEL "G-4" OF THE SUBDIVISION PLAT SEMI-NOLE PARK - SECTION 59, SEMI-NOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 19, PAGES 41 THROUGH 50 AND MAP BOOK 20, PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF ${\bf FLAGLER\ COUNTY, FLORIDA.}$ Name in which assessed:

LAURA WAY, ${\bf MICHAEL\,S\,MALCOLM\text{-}SMITH}$

All of said property being in the County of Flagler, State of Florida. $Unless \, such \, certificate \, or \, certificates \, shall \,$ be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the

12th day of August, 2025 at 9 a.m. Tom Bexlev Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-023 TDC 25-00174F

Jul. 3/10/17/24

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1444 Year of Issuance: 2023 Description of Property: Lot 8, Block 33, Subdivision Plat Seminole Park - Section - 58, Seminole Woods at Palm Coast, according to the plat thereof as recorded in Map Book 19, Pages 26 through 40. inclusive of the Public Records of Flagler County, Florida. Name in which assessed:

CURLIE BECTON, PEGGY L CARTER

All of said property being in the County of Flagler, State of Florida.

 $Unless \ such \ certificate \ or \ certificates \ shall$ be redeemed according to law the property described in such certificate or certificate(s) $\,$ will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexlev Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk File # 25-005 TDC 25-00186F

FIRST INSERTION

NOTICE OF ADOPTION OF AN ORDINANCE CREATING THE LIGHTHOUSE

COMMUNITY DEVELOPMENT DISTRICT

Pursuant to Section 190.00(1)(d), Florida Statutes, the City of Palm Coast City Council

members hereby provide notice of consideration of a petition by Lighthouse Palm Coast

Holdings, LLC, seeking the creation of the Lighthouse Community Development District and possible adoption of the following Ordinance titled similar to:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST,

FLORIDA, ESTABLISHING THE CREATION OF THE LIGHTHOUSE

COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER

190, FLORIDASTATUTES; PROVIDING FOR THE FUNCTIONS AND THE

POWERS OF THE DISTRICT; DESIGNATING THE INITIAL BOARD OF

SUPERVISORS OF THE DISTRICT; PROVIDING FOR SEVERABILITY;

PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND APPROVING FOR AN EFFECTIVE DATE

The City Council will hold two (2) public hearings on the proposed Community

A copy of this notice and the file relating to the public hearing are available by contacting

the City Clerk at 386-986-3713. The public is encouraged to participate in the processes

Members of the public who wish to submit comments, exhibits, or other documents for consideration at the Public Hearing may submit them to the following: CityClerk@

palmcoastgov.com. The e-mail should indicate that they are intended for public

participation and may be submitted up until 5 pm the day before the meeting. The City

reserves the right to redact or reject Documentary Evidence containing obscene material or

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such

purposes, it may be necessary to ensure that a verbatim record of the proceedings is made,

In accordance with the American with Disabilities Act, persons needing assistance to

participate in any of these proceedings should contact the ADA Coordinator at 386-986-

LOCATION MAP OF THE LIGHTHOUSE

COMMUNITY DEVELOPMENT DISTRICT

ess: 600 Lehigh Ct, Flagler Beach, FL 32136

which record includes testimony and evidence upon which the appeal is to be based.

Development District on July 15, 2025 at 9:00 a.m. and August 5, 2025 at 6:00 p.m., or as soon thereafter as possible, all in the Community Wing of the City of Palm Coast City Hall

Public hearing on the above-captioned matter will be held as follows:

Jul. 3/10/17/24

and procedures of the City.

Legend

Property Bounda

July 3, 10, 17, 24, 2025

material that is confidential pursuant to state law.

2570 at least 48 hours prior to the meeting.

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-C LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

> Certificate No: 2023 / 1228 Year of Issuance:2023

Description of Property: Lot 10, Block 9, Palm Coast, Royal Palms Section 31, according to the map or plat thereof as recorded in Plat Book 10, Pages 43 through 53, inclusive, Public Records of Flagler County, Florida.

Name in which assessed: KIMBERLY A TORCHIO All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk File # 25-035 TDC Jul. 3/10/17/24 25-00196F

FIRST INSERTION NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows

Certificate No:2023 / 1589 Year of Issuance: 2023 Description of Property:

Lot 32, of Block 36, of Palm Coast, Map of Ulysses Trees, Section 57, according to the Plat thereof as recorded in Map Book 17, Page 20 of the Public Records of Flagler County,

> Name in which assessed: Donna Pinnock Brown, Patricia Thompson

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-012 TDC

Jul. 3/10/17/24 25-00217F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

> Certificate No:2023 / 722 Year of Issuance: 2023 Description of Property:

Lot 45, Ocean Hammock Parcel A-5 Plat One, according to the plat thereof, recorded in Plat Book 33, Page 20, of the Public Records of Flagler County, Florida.

Name in which assessed: Laura Castro Mora, Sherman Barnes All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-008 TDC

Jul. 3/10/17/24 25-00213F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows

Certificate No: 2023 / 754 Year of Issuance:2023 Description of Property: Lot 2, of Block 4, of Palm Coast, Map of Florida Park, Section 1, according to the plat thereof, as recorded in Map Book 5, Pages 86-92, of the Public Records of Flagler County, Florida; and as amended by instrument recorded in Official Records Book 35, Page 528 of the Public Records of Flagler County. Name in which assessed:

72 Farragut Dr Trust All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) $% \left(s\right) =\left(s\right) \left(s\right$ will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-014 TDC

Jul. 3/10/17/24

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are Certificate No: 2023 / 696

Year of Issuance: 2023Description of Property: Lot 5, River Oaks in the Hammock, a subdivision, according to the plat thereof, recorded in Plat Book 32, Pages 87 and 88, of the Public Re-

cords of Flagler County, Florida.

Name in which assessed: Margarita Conde-Zuloaga All of said property being in the County

of Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-009 TDC

Jul. 3/10/17/24 25-00214F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1070 Year of Issuance: 2023Description of Property:

Lot 10, of Block 66, of Palm Coast, Map of Pine Grove, Section 25, according to the plat thereof, recorded in Map Book 9, Pages 1 through 18, inclusive 18, inclusive, of the Public Records of Flagler County, Florida. Name in which assessed:

Jack Goldenberg All of said property being in the County of

Flagler, State of Florida. Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the

12th day of August, 2025 at 9 a.m. Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk

File # 25-015 TDC Jul. 3/10/17/24

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities") the Colbert Landings Community Development District (the "District") hereby gives the public notice of its intent to: (1) establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"); and (2) adopt rules establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule").

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended.

A copy of the proposed Amenity Rates and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 Daniel Rom, District Manager

Colbert Landings Community Development District

25-00167G

Date:

EDWARD A. NOVALIS AND MADELINE G. NOVALIS DECLARATION OF TRUST DATD MARCH 9, 22005, AS AMENDED MAY

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

FLAGLER COUNTY, FLORIDA

IN RE:

9, 2012, APRIL 12, 2021 AND MARCH 11, 2025 EDWARD A. NOVALIS, Deceased. The administration of the Edward A. Novalis and Madeline G. Novalis Declara-

tion of Trust, the Grantor being Edward A. Novalis, deceased, whose date of death was March 22, 2025, is pending in Flagler County, Florida, The names and addresses of the trustee and the trustee's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's trust estate on whom a copy of

this notice is required to be served must submit their written claims to the attorney for the trustee ON OR BEFORE THE LAT-ER 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 NO-TICE ON THEM. All other creditors of the decedent and

other persons having claims or demands against decedent's trust estate must submit their written claims to the attorney for the trustee WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE. ALL CLAIMS NOT SUBMITTED

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 July 3, 2025.

Trustee: Stefanie L. Kubitz 198 Heather Lane Wyomissing, PA 19610 Attorney for Trustee: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, FL 32117 July 3, 10, 2025 25-00166G

25-00168G

FIRST INSERTION NOTICE OF PUBLIC AUCTION

Monday, July 14, 2025 275 Cemetery Rd, Bunnell, FL 32110

Time: 2:00 PM Local Time By virtue of default by CJI, LLC & CJI LLC

(Individually and collectively "Client"), under a Negotiable Promissory Note and Security Agreement(s), Security Agreement(s) Promissory Note(s), Lease Agreement(s) and related documents dated November 22, 2022; May 26, 2023 January 9, 2025, payable to Commercial Credit Group Inc. ("CCG"), which obligation is secured by the property described below (the "Equipment"), CCG will sell at Public Auction, to the highest bidder, AS-IS, WHERE-IS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, INCLUDING WITHOUT LIMITATION. ANY WARRANTY OF MERCHANTABIL. ITY OR ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, all of its right, title and interest to the following Equipment:

(1) 2007 Wabash Dry Van Trailer VIN: 1JJV532W57L057336 Terms:

Successful bidder must pay 25% of purchase price at time of sale via cash, certified or acceptable bank check, with the balance payable in good funds on the next business day, unless:

1. The bidder has pre-qualified by presenting CCG with a written non-contingent, lending commitment from a source and in a form acceptable to CCG in its sole discretion, in which case we will entertain bids up to the amount of such written commitment; or

2. The bidder has obtained from CCG written credit approval in advance of the scheduled public sale. $\,$ CCG reserves the right to bid at the sale.

Contact Herb Orengo at (630) 718-4864 for additional information or to arrange an inspection of the Equipment. 25-00232F Jul. 3/10

FIRST INSERTION

as follows:

NOTICE OF APPLICATION FOR TAX DEED

Year of Issuance: 2023

Description of Property:

Unit No. 134, Building C, of Eu-

ropean Village Commercial Condo-

minium, a Condominium according

to the Declaration of Condominium

thereof recorded In Official Records

Book 1239, page 1946 of the Public

Records of Flagler County, Florida,

and all amendments thereto, togeth-

er with its undivided share in the

Name in which assessed:

European Village LLC

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall

be redeemed according to law the property

described in such certificate or certificate(s)

will be sold to the highest bidder via an

electronic auction accessible from https://flaglerclerk.com/TaxDeedAuction on the

Clerk of the Circuit Court &

Comptroller of Flagler County, FL

By: Jannet Dewberry, Deputy Clerk

File # 25-010 TDC

FIRST INSERTION

NOTICE OF APPLICATION FOR

TAX DEED

FNA DZ, LLC the holder of the follow-

ing certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon. The cer-

tificate number(s) and year of issuance, the

description of the property, and the names

Certificate No:2023 / 818

Year of Issuance:2023

Description of Property:

Lot 2, Block 3, Country Club Cove

Section 8, Palm Coast, according to

the map or plat thereof as recorded

in Plat Book 6, Page 28, as amended

by instrument recorded in O.R. Book 35, Page 528, Public Records of Fla-

Name in which assessed:

Robert A Cherry, Sharon Cherry

All of said property being in the County of

Flagler, State of Florida.

be redeemed according to law the property

described in such certificate or certificate(s)

will be sold to the highest bidder via an

electronic auction accessible from https://

flaglerclerk.com/TaxDeedAuction on the

Clerk of the Circuit Court &

Comptroller of Flagler County, FL

By: Jannet Dewberry, Deputy Clerk

File # 25-036 TDC

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE

SEVENTH CIRCUIT IN AND FOR

FLAGLER COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-000384

IN RE: ESTATE OF

ROBERT D. GOSSELIN

Deceased.

If you have been served with a copy of this

notice and you have any claim or demand

against the decedents' estate, even if that

claim is unmatured, contingent, or unliq-

uidated, you must file your claim with the

court ON OR BEFORE THE LATER OF A

DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE

OR 30 DAYS AFTER YOU RECEIVE A

All other creditors of the decedent and

other persons who have claims or demands

unmatured, contingent, or unliquidated

claims, must file their claims with the court,

ON OR BEFORE THE DATE THAT IS 3

MONTHS AFTER THE FIRST PUBLICA-

ALL CLAIMS NOT FILED WITHIN

THE PERIOD SET FORTH IN SECTION

733.702, FLORIDA STATUTES, WILL BE

EVEN IF A CLAIM IS NOT BARRED

BY THE LIMITATIONS DESCRIBED

ABOVE, ALL CLAIMS THAT HAVE NOT

BEEN FILED WILL BE BARRED TWO

The case number and decedent's name are: ROBERT D. GOSSELIN, File Number

The address of the court where this pro-

bate is pending is: Circuit Court for Flagler

County, Florida, 1769 E. Moody Blvd., Bldg.

A Personal Representative or curator has

no duty to discover whether any property

held at the time of the decedent's death by

the decedent or the decedent's surviving

spouse is property to which the Florida

Uniform Disposition of Community Prop-

erty Rights at Death Act as described in ss.

732.216-732.228, applies, or may apply, un-

less a written demand is made by a creditor

Date of death of the decedent is:

The date of first publication of this notice

The second week of publication is: July

25-00169G

Personal Representative(s):

Lucille M. Gosselin

Attorney for the representative(s):

By: /s/Matthew T. Morrison

Florida Bar No. 1005203

Lakeland, Florida 33813

July 3, 10, 2025

5121 S. Lakeland Dr, Suite 2

Matthew T. Morrison, Esquire

as specified under s. 732.2211.

11/09/2024.

10, 2025

is: July 3, 2025

YEARS AFTER DECEDENT'S DEATH.

COPY OF THIS NOTICE.

TION OF THIS NOTICE.

FOREVER BARRED.

2025-CP-000384.

1, Bunnell, FL, 32110

25-00221F

12th day of August, 2025 at 9 a.m.

Jul. 3/10/17/24

Unless such certificate or certificates shall

gler County, Florida.

in which it is assessed are as follows:

NOTICE IS HEREBY GIVEN, that

25-00215F

12th day of August, 2025 at 9 a.m.

Jul. 3/10/17/24

common elements.

TAX DEED NOTICE IS HEREBY GIVEN, that NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 5023 the holder of Keys Funding LLC - 5023 the holder of the following certificate(s) has filed said the following certificate(s) has filed said certificate(s) for a tax deed to be issued certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are of issuance, the description of the property, and the names in which it is assessed are as follows: Certificate No: 2023 / 1707

Certificate No: 2023 / 1238Year of Issuance: 2023

Description of Property: Lot 10, Block 45, Palm Coast, Map of Royal Palms - Section 31, according to the Plat thereof as recorded in Map Book 10, Page (s) 43 -through 53 of the Public Records of Flagler County, Florida.

Name in which assessed: Carol A Boileau, Kelly L Boileau, Roland J Boileau

All of said property being in the County of Flagler, State of Florida,

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-011 TDC 25-00216F

Jul. 3/10/17/24

FIRST INSERTION NOTICE OF APPLICATION FOR

 $\begin{array}{ccc} & \textbf{TAX DEED} \\ \textbf{NOTICE} & \textbf{IS} & \textbf{HEREBY GIVEN, that} \end{array}$ ATCF II FLORIDA-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are

> Certificate No: 2023 / 823Year of Issuance: 2023 **Description of Property:**

Lot 47, of Block 9, of Palm Coast Map of Country Club Cove, Section 8D, according to the plat thereof, as recorded in Map Book 6, at Page 32 of the Public Records of Flagler County, Florida as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler Count,

Name in which assessed: Alva L Blanks, Helen G Blanks, The Alva Leroy Blanks and Helen G Blanks **Declaration of Trust**

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property $described \ in \ such \ certificate \ or \ certificate(s)$ will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 12th day of August, 2025 at 9 a.m. Clerk of the Circuit Court &

Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-037 TDC

Jul. 3/10/17/24 25-00222F

FIRST INSERTION

Imagine School at Town Center FOR IMMEDIATE RELEASE Imagine School at Town Center today

announced an amendment to its policy for serving meals to students under the [National School Lunch / School Breakfast Pro $grams \center{]}$ for the 2025-2026 school year. All students will be served [lunch/breakfast] at no charge at the following sites: ISTC

775 TOWN CENTER BLVD. PALM COAST, FL. 32164

For additional information please contact: IMAGINE SCHOOL AT TOWN CEN-TER, Attention: Mandi Bowman, NSLP Coordinator, mandi.bowman@imagineschooltowncenter.org, 386-586-0100,

In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, disability, age, or reprisal or retaliation for prior civil rights activity.

Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: https://www.usda. gov/sites/default/files/documents/USDA-OASCR%20P-Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights

1400 Independence Avenue, SW Washington, D.C. 20250-9410; or fax: (833) 256-1665 or (202) 690-7442;

or email: program.intake@usda.gov This institution is an equal opportunity

provider.

FUR BABIES found here. Look here where you can actually meet and greet a new pet. MARKET PLACE

Lighthouse Harbor **CPMFranklin** Flagler County, Florida 2022 Aerial Map EXHIBIT 1B | Mar 13, 2025

FIRST INSERTION

PUBLIC NOTICE The City of Flagler Beach proposes to adopt the following ordinances entitled: COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHEN SIVE PLAN TO ADOPT AND IN-CORPORATE THE UPDATED WA-TER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.3177 FLORIDA STATUTES; PROVID ING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WA TER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOP-TION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELE-MENT; PROVIDING FOR ADOP-TION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT PROVIDING FOR UP-DATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECO-NOMIC OPPORTUNITY; PRO-VIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-10 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COM-PREHENSIVE PLAN TO INCORPORATE AND MAKE REF ERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AF-FORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECO-NOMIC OPPORTUNITY; PRO-VIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR

ORDINANCE NO. 2025-11 AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHEN-SIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Public Hearings will be conducted to consider the amendments as follows:

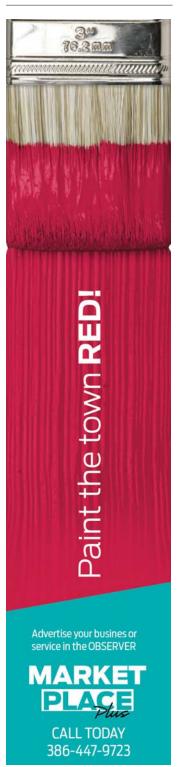
Planning & Architectural Review Board Special Meeting, Tuesday July 15, 2025, at 5:30 p.m. or soon thereafter City Commission Meeting (First Read-

ing), Thursday July 24, 2025, at 5:30 p.m. or soon thereafter City Commission Meeting (Second Read

ing), Thursday August 28, 2025, at 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.

Jul. 3



FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR

CIVIL DIVISION CASE NO. 2024 CA 000549 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs.
JACK CALANDRINO; LISA

CAMARDA; UNKNOWN SPOUSE OF JACK CALANDRINO; UNKNOWN SPOUSE OF LISA CAMARDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 20, 2025 and entered in Case No. 2024 CA 000549, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and JACK CALANDRINO; CAMARDA; SPOUSE OF JACK CALANDRINO; UNKNOWN SPOUSE OF LISA CAMARDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: www.flagler. 25, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 6, OF BLOCK 72, OF PALM

COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 11, PAGE 14, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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

reports the surplus as unclaimed.

This notice is provided pursuant to Ad-

ministrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, Fl 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via

Dated this 26th day of June 2025. /s/ Marc Granger Marc Granger, Esq Florida Bar No. 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01155 NML July 3, 10, 2025 25-00165G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION Case No. 2022 CA 000642 Truist Bank, successor by merger to SunTrust Bank,

William C. Price a/k/a Price William a/k/a William Charles Price a/k/a William Price, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022 CA 000642 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein Truist Bank, successor by merger SunTrust Bank is the Plaintiff and William C. Price a/k/a Price William a/k/a William Charles Price a/k/a William Price; Deborah M. Price are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder cash at, www.flagler.realforeclose. com, beginning at 11:00 AM on the 5th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 38, OF PALM COAST, MAP OF ZEBULAH'S TRAIL - SECTION 63, A SUBDI-VISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 24 THROUGH PAGE 35, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. TAX ID: 07-11-31-7063-00380-

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. Please contact Court Administration, 125 . 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 scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

Dated this 30th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 July 3, 10, 2025 25-00170G

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FIRST INSERTION

Flagler County Schools Food and Nutrition Services also known as Café EDU

FOR IMMEDIATE RELEASE Flagler County Schools Food and Nutrition (Café EDU) today announced an amendment to its policy for serving meals to students under the Community Eligibility Provision of the National School Lunch Program for the 2025-2026 school year. All students will be served breakfast and lunch at no charge at the following sites:

Bunnell Elementary, Belle Terre Elemen tary, Old Kings Elementary, Rymfire Elementary, Wadsworth Elementary, Buddy Taylor Middle, Indian Trails Middle, Fla gler Palm Coast High and Matanzas High For additional information please contact: Flagler County Food and Nutrition Services, Attention: Angela Bush, Director, 1769 E Moody Blvd, Building 2, Bunnell, Florida 32110; 386-437-7526 ext 1155 or

 ${\it BushA@FlaglerSchools.com}$ In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from dis-criminating on the basis of race, color, national origin, sex, disability, age, or reprisal or retaliation for prior civil rights activity.

Program information may be made

available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at 202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: https://www.usda. gov/sites/default/files/documents/USDA-OASCR%20P-Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by: mail:

U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; or

(833) 256-1665 or (202) 690-7442; or

program.intake@usda.gov This institution is an equal opportunity provider.

25-00189F

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

CASE NO. 2025 CA 000162 WELLS FARGO BANK, N.A. THE UNKNOWN HEIRS, GRANTEES. DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF NORMA

ALBERT, DECEASED, ET AL.

Defendants. UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, AND CREDITORS OF TRUSTEES, NORMA ALBERT, DECEASED Whose last known address was: 3 SAW MILL CT, PALM COAST, FL

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Flagler County, Florida, to-wit:

LOT 7, HAMPTONS SUBDIVISION, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE(S) 90, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 30 DAYS AFTER FIRST PUBLICATION or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Kim C. Hammond Justice Center, 1769 East Moody Blvd., Bldg. 1, Bunnell, FL 32110-0787, either before service on Plaintiff's attorney or immediately thereafter; otherwise, default will be entered against you for the relief demanded in the complaint petition.

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 conact 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.

WITNESS my hand and seal of the Court on this day of 6/16/2025.

> Clerk of the Circuit Court (SEAL) By: Margarita Ruiz

eXL Legal, PLLC Plaintiff's attorney 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 July 3, 10, 2025

25-00164G

Tom Bexley

SUBSEQUENT INSERTIONS

SECOND INSERTION

PUBLIC NOTICE OF SALE

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.

SECOND 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 mortgage on the following property in

Flagler County: UNIT NO. 42, OF HARBORSIDE VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THEREOF RE-CORDED IN OFFICIAL RECORDS BOOK 879, PAGE(S) 704, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TO-GETHER WITH ITS UNDIVIDED

SHARE IN THE COMMON ELEL-MENTS. 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 peti-

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 5/22/2205 As Deputy Clerk 25-00163G June 26; July 3, 2025

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ${\it FLAGLER\ COUNTY}, {\it FLORIDA}$ 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 NO-TICE.

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 Stat-

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

RIOD 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

/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 Secondary: Makayla@heekinlaw.com June 26; July 3, 2025 25-00162G

SECOND 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

the portuguese version: A MLTMS INC., oferta uma vaga de emprego permanente para Consultor Legal Estrangeiro, com expertise no Di-reito Brasileiro e Português. O trabalho é presencial, em tempo integral por 35 horas/semana, em turnos alternados, no estabelecimento comercial em Palm Coast, Flórida. 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 Jun. 26, Jul. 10 25-00228F

SECOND INSERTION NOTICE OF PUBLIC SALE

Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NO-TICE OF PUBLIC SALE of the storage space(s) listed below, containing house hold 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.storagetreasures.com

3 Corinne Fuller 32 Kiona Gordon

333 Robert Gonzalez Jun. 26, Jul. 3 25-00197F