

FLAGLER COUNTY LEGAL NOTICES

| FIRST INSERTION  |           |
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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC</b> 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:<br><b>Certificate No:2023 / 1211</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>LOT 15 OF BLOCK 32, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, AT PAGE 30-42, 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.)</b><br><b>Name in which assessed:</b><br><b>BARBARA SELIGA, STANISLAW SELIGA</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Sydney Stachurski, Deputy Clerk<br>File # 25-016 TDC |           |
| Jul. 3/10/17/24  | 25-00160F |


| FIRST INSERTION  |           |
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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC FBO SEC PTY</b> 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:<br><b>Certificate No:2023 / 1359</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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 FLAGLER COUNTY, FLORIDA.</b><br><b>Name in which assessed:</b><br><b>64 BIRCHWOOD DRIVE TRUST</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-021 TDC |           |
| Jul. 3/10/17/24  | 25-00172F |

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| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>BASANTEE ZINKHAN</b> 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:<br><b>Certificate No:2023 / 48</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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.</b><br><b>Name in which assessed:</b><br><b>RICHARD A CORRADO</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Tiffani Smith, Deputy Clerk<br>File # 25-028 TDC |           |
| Jul. 3/10/17/24   | 25-00179F |

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PUBLIC NOTICES

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| FIRST INSERTION   |           |
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| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>Keys Funding LLC - 5023</b> 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:<br><b>Certificate No:2023 / 1100</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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.</b><br><b>Name in which assessed:</b><br><b>GREGORY CHARLES LEPERA, PETER A LEPERA, PETER LOUIS LEPERA</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Jannet Dewberry, Deputy Clerk<br>File # 25-004 TDC |           |
| Jul. 3/10/17/24   | 25-00161F |

| FIRST INSERTION  |           |
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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC FBO SEC PTY</b> 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:<br><b>Certificate No:2023 / 950</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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 FLAGLER COUNTY, FLORIDA.</b><br><b>Name in which assessed:</b><br><b>FRANCIS A KELLY JR, GAIL F KELLY</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Jessie Whitley, Deputy Clerk<br>File # 25-022 TDC |           |
| Jul. 3/10/17/24  | 25-00173F |

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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>BASANTEE ZINKHAN</b> 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:<br><b>Certificate No:2023 / 26</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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 S0A°-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.</b><br><b>Name in which assessed:</b><br><b>DEBBIE B BENNER, LESTER E BENNER</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Tiffani Smith, Deputy Clerk<br>File # 25-029 TDC |           |
| Jul. 3/10/17/24  | 25-00180F |

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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC FBO SEC PTY</b> 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:<br><b>Certificate No:2023 / 1509</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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 FLAGLER COUNTY, FLORIDA.</b><br><b>Name in which assessed:</b><br><b>ANH HOANG MILLSPAUGH</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-018 TDC |           |
| Jul. 3/10/17/24  | 25-00162F |

| FIRST INSERTION   |           |
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| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>BASANTEE ZINKHAN</b> 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:<br><b>Certificate No:2023 / 38</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>THAT PORTION OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00 DEGREES 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 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 264 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES. ALSO WITH: 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 SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2623.65 FEET; THENCE RUN DUE WEST, 2682.92 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 265 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES.</b><br><b>Name in which assessed:</b><br><b>FAY H LEW</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-030 TDC |           |
| Jul. 3/10/17/24   | 25-00181F |

| FIRST INSERTION   |           |
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| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>Keys Funding LLC - 2023</b> 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:<br><b>Certificate No:2023 / 1372</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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.</b><br><b>Name in which assessed:</b><br><b>29 Lansdowne Trust</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Clerk of the Circuit Court &amp; Comptroller of Flagler County, FL</b><br>By: Jannet Dewberry, Deputy Clerk<br>File # 25-013 TDC |           |
| Jul. 3/10/17/24   | 25-00218F |

| FIRST INSERTION   |           |
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| Notice Under Fictitious Name Law  |           |
| According to Florida Statute Number 865.09<br>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.<br>Dated this 27th day of June, 2025<br>Zero Sum Structures, LLC |           |
| Jul. 3  | 25-00231F |

| FIRST INSERTION   |           |
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| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC FBO SEC PTY</b> 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:<br><b>Certificate No:2023 / 1197</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>LOT 5 OF BLOCK 53, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, AT PAGE 25, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 18 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.)</b><br><b>Name in which assessed:</b><br><b>NORMA C BUENAFIOR, RAFAEL T BUENAFIOR</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-019 TDC |           |
| Jul. 3/10/17/24   | 25-00166F |

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| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC FBO SEC PTY</b> 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:<br><b>Certificate No:2023 / 951</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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 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.)</b><br><b>Name in which assessed:</b><br><b>FRANCIS A KELLY JR, GAIL F KELLY</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-024 TDC |           |
| Jul. 3/10/17/24   | 25-00175F |

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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FNA DZ, LLC</b> 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:<br><b>Certificate No:2023 / 1555</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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.</b><br><b>Name in which assessed:</b><br><b>FRANCIS A KELLY JR, GAIL F KELLY</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Tiffani Smith, Deputy Clerk<br>File # 25-031 TDC |           |
| Jul. 3/10/17/24  | 25-00182F |

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| 25-00231F       |  |

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| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC</b> 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:<br><b>Certificate No:2023 / 1357</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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</b><br><b>Name in which assessed:</b><br><b>70 BIRCHWOOD DRIVE TRUST</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Jessie Whitley, Deputy Clerk<br>File # 25-017 TDC |           |
| Jul. 3/10/17/24   | 25-00170F |

| FIRST INSERTION  |           |
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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC FBO SEC PTY</b> 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:<br><b>Certificate No:2023 / 436</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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.</b><br><b>Name in which assessed:</b><br><b>ALYSSA K PAFFRATH, ROBERT PAFFRATH</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Jessie Whitley, Deputy Clerk<br>File # 25-026 TDC |           |
| Jul. 3/10/17/24  | 25-00177F |

| FIRST INSERTION  |           |
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| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>ATCF II FLORIDA-A LLC</b> 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:<br><b>Certificate No:2023 / 779</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>LOT 2, BLOCK 3, REVISED SUBDIVISION 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.</b><br><b>Name in which assessed:</b><br><b>JONATHAN EDELMAN</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-032 TDC |           |
| Jul. 3/10/17/24  | 25-00183F |

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|---|-----------|
| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>FNA DZ, LLC</b> 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:<br><b>Certificate No:2023 / 1554</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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.</b><br><b>Name in which assessed:</b><br><b>FRANCIS A KELLY JR, GAIL F KELLY</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Tiffani Smith, Deputy Clerk<br>File # 25-033 TDC |           |
| Jul. 3/10/17/24   | 25-00184F |

| FIRST INSERTION   |           |
|---|-----------|
| NOTICE OF APPLICATION FOR TAX DEED  |           |
| NOTICE IS HEREBY GIVEN, that <b>FIG 20, LLC FBO SEC PTY</b> 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:<br><b>Certificate No:2023 / 837</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>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 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.)</b><br><b>Name in which assessed:</b><br><b>FRANCIS A KELLY JR, GAIL F KELLY</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-020 TDC |           |
| Jul. 3/10/17/24   | 25-00171F |

| FIRST INSERTION  |           |
|--|-----------|
| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FNA DZ, LLC FBO WSFS</b> 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:<br><b>Certificate No:2023 / 1418</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>LOT 23, BLOCK 62, PALM COAST, MAP OF ULYSSES TREES, SECTION 57, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 17, PAGE(S) 24 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</b><br><b>Name in which assessed:</b><br><b>ALEXEY KUZNECHIKHIN, GENNADY NECHAEV</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Stephanie Tolson, Deputy Clerk<br>File # 25-027 TDC |           |
| Jul. 3/10/17/24  | 25-00178F |

| FIRST INSERTION  |           |
|--|-----------|
| NOTICE OF APPLICATION FOR TAX DEED   |           |
| NOTICE IS HEREBY GIVEN, that <b>FNA DZ, LLC</b> 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:<br><b>Certificate No:2023 / 1479</b><br><b>Year of Issuance:2023</b><br><b>Description of Property:</b><br><b>Lot 4, Block 79, Section 58, Seminole Park - Section 58 Seminole Woods at Palm Coast. Recorded in Plat Book 2055, Page 1159 of the Public Records of Flagler County, Florida.</b><br><b>Name in which assessed:</b><br><b>BRIAN MURRAY, JONATHAN MURRAY, KURT MURRAY</b><br>All of said property being in the County of Flagler, State of Florida.<br>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 <a href="https://flaglerclerk.com/TaxDeedAuction">https://flaglerclerk.com/TaxDeedAuction</a> on the 12th day of August, 2025 at 9 a.m.<br><b>Tom Bexley</b><br>Clerk of the Circuit Court & Comptroller of Flagler County, FL<br>By: Tiffani Smith, Deputy Clerk<br>File # 25-034 TDC |           |
| Jul. 3/10/17/24  | 25-00185F |







FIRST INSERTION

**PUBLIC NOTICE**

The City of Flagler Beach proposes to adopt the following ordinances entitled: **ORDINANCE NO. 2025-09 COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT PROVIDING FOR UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING 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 COMPREHENSIVE PLAN TO INCORPORATE AND MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**ORDINANCE NO. 2025-11**

AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE 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 Reading), Thursday July 24, 2025, at 5:30 p.m. or soon thereafter

City Commission Meeting (Second Reading), 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 25-00233F



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FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

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, Defendant(s)

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; LISA CAMARDA; UNKNOWN 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.realforeclose.com, on July 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 RECORDED 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 Administrative Order No.2.065.

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

Dated this 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, Plaintiff, vs. 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 to 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 for 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 SUBDIVISION, 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: 07-11-31-7063-00380-0050

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

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 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 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  
File # 22-F01449  
July 3, 10, 2025 25-00170G

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 Elementary, Old Kings Elementary, Rymfire Elementary, Wadsworth Elementary, Buddy Taylor Middle, Indian Trails Middle, Flagler 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 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 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 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](mailto:program.intake@usda.gov)  
This institution is an equal opportunity provider.  
Jul. 3/10 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. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF NORMA ALBERT, DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF NORMA ALBERT, DECEASED

Whose last known address was:

3 SAW MILL CT, PALM COAST, FL 32164-4278

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 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE(S) 90, OF THE PUBLIC RECORDS 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, a 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 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.

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

Tom Bexley  
Clerk of the Circuit Court (SEAL) By: Margarita Ruiz  
Deputy Clerk

eXL Legal, PLLC  
Plaintiff's attorney  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
1000010752  
July 3, 10, 2025 25-00164G

## SUBSEQUENT INSERTIONS

SECOND INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 17th day of July, 2025 at 10:00 AM. Said property is iS-storage, 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

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 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

## SUBSEQUENT INSERTIONS

SECOND 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.: 10228875  
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/Hora. 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, 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](mailto: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 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  
332 Kiona Gordon  
333 Robert Gonzalez  
Jun. 26, Jul. 3 25-00197F

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