PUBLIC NOTICES

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VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12112 PRDL Division 10 IN RE: ESTATE OF DON EVANS LEWIS

Deceased. The administration of the estate of Lewis, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Volusia County Courthouse, 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 10, 2025.

Personal Representative: /s/ Audra M. Smith Audra M. Smith 400 B Cherry Street

Glade Spring, Virginia 24340 Attorney for Personal Representative: /s/ Terri K. Hinks, Esq. Terri K Hinks, Esq. Attorney for the Petitioner Florida Bar Number: 122756 811 Kokomo Circle Port Orange, FL 32127 Telephone: (386) 4536110 E-Mail: thinkslaw@gmail.com July 10, 17, 2025 25-00306I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY,

FLORIDA PROBATE DIVISION FILE NO.: 2025 11017 PRDL IN RE: ESTATE OF CHARLOTTE ANNE IREY

The administration of the estate of Charlotte Anne Irey, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, De-Land, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE 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 estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

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

Personal Representative; Stephen Kasely 6927 Alafia Dr.

Riverview, Florida 33578 Attorney for Personal Representative; Sean White, Esq. Florida Bar No. 1044113 Panther Law, P.A. 4624 Gall Blvd, Ste 10 Zephyrhills, Florida 33542 Telephone: (813) 425-4373 Fax: (813) 425-4373 E-Mail: seanw@pantherlawfl.com Secondary E-Mail: pleadings@pantherlawfl.com July 10, 17, 2025 25-00307I

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2023 32407 CICI Freedom Mortgage Corporation,

Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming

interest by, through, under or against the Estate of Robert Allman Taylor a/k/a Robert A. Taylor, Deceased, et al., NOTICE IS HEREBY GIVEN pursuant to

the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 32407 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and all other parties claiming interest by, through, under or against the Estate of Robert Allman Taylor a/k/a Robert A. Taylor, Deceased; Amber Lea Jones a/k/a Amber L. Jones a/k/a Amber Jones a/k/a Amber Lea Taylor a/k/a Amber L. Taylor; Destiny Tyra Taylor a/k/a Destiny Taylor are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www. volusia.realforeclose.com, beginning at 11:00 AM on the 13th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 5, RIVIERA OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 35, PAGE 58, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

TAX ID: 424277050060 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.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-11623-PRDL

IN RE: ESTATE OF GERALD W. DOUGLAS, Deceased

The administration of the estate of Gerald W. Douglas, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court, 101 N Alabama Ave, De-Land, Florida 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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.

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 Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section

The date of first publication of this notice is July 10, 2025.

Personal Representative: Tammy Feimann

136 Spencer Rd Burke, New York 12917 Attorney for Personal Representative CATHERINE E. BLACKBURN Florida Bar Number: 940569 BLACKBURN LAW FIRM, PLLC 5230 Central Avenue St. Petersburg, FL 33707 Telephone: (727) 826-0923 E-Mail: Cathy@lifeplanlaw.com 25-00304] July 10, 17, 2025

FIRST INSERTION

NOTICE OF SALE Pursuant to Florida Statute 713.585 F.S.

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

Sale Date August 1st, 2025 @ 10:00 AM at each individual repair facility. 40910 2014 Ford VIN#: 1FMCU-

0J95EUA04992 Repair Facility: Gary Yeomans Ford 1420 N Tomoka Farms Rd Daytona Beach 366-253-7031 Lien Amt \$1,294.64 25-00077V Jul. 10

FIRST INSERTION

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

ance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL

Dated this 2nd day of July, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F01378 July 10, 17, 2025

FIRST INSERTION

25-00302I

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11740 PRDL Division 10 IN RE: ESTATE OF CHARLES STEVEN BROWN

Deceased. The administration of the estate of CHARLES STEVEN BROWN, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for VOLU-SIA County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

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

The date of first publication of this notice is July 10, 2025.

Personal Representative: Kelly Cook Lehman c/o Legacy Law Associates, P.L.

313 South Palmetto Avenue Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley

Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 South Palmetto Avenue Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 $\hbox{E-Mail: shelley@legacylaw313.com}$ Secondary E-Mail: troy@legacylaw313.com

July 10, 17, 2025 25-00313I 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 Continental Real Estate Support Company, located at 386 S Atlantic Ave #1084, in the City of Ormond Beach, Volusia County, FL 32176-7143 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2025. Amanda Kube 25-00076V

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Jul. 10



FIRST INSERTION

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

CASE NO.: 2023 31910 CICI SELENE FINANCE LP,

UNKNOWN HEIRS, CREDITORS. DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL GAITHER, DECEASED, ET AL.,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 20, 2025 entered in Civil Case No. 2023 31910 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein SELENE FINANCE LP, Plaintiff and UN-KNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL GAITHER, DECEASED; MICHAEL STEVEN GAITHER, AS PO-TENTIAL HEIR OF MICHAEL GAITH-ER, DECEASED; JAMES MARION GAITHER, JR., AS POTENTIAL HEIR OF MICHAEL GAITHER, DECEASED; JENNIFER RICHARDSON A/K/A JENNIFER ANNE RICHARDSON; HALIFAX SHORES HOMEOWNERS ASSOCIA-TION, INC.; THE CLERK OF COURT FOR THE 7TH JUDICIAL CIRCUIT OF VOLUSIA COUNTY, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HERE

IN DESCRIBED are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose. com beginning at 11:00 AM on August 1, 2025 the following described property as set forth in said Final Judgment, to-wit:.

UNIT 104, HALIFAX SHORES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RE-CORDED IN OFFICIAL RECORDS BOOK 2113, PAGE 839, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTE-NANT THERETO ANY AND ALL AMENDMENTS AND EXHIBITS THERETO.

Property Address: 405 N Halifax Ave, Daytona beach, FL 32118

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Taji S. Foreman Taji S. Foreman FBN: 0058606 File No: 5296.000022 July 10, 17, 2025 25-00303I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE N THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND GENERAL JURISDICTION DIVISION CASE NO. 2024 10171 CICI

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL1,

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY OWENS, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2025, and entered in 2024 10171 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY OWENS, DECEASED: OWENS; CASANDRA ROBERT MILLER; ALICIA BOYD; THE TRAILS HOMEOWNERS ASSOCIATION, INC.; RAMBLEWOOD OF THE TRAILS ASSOCIATI HOMEOWNERS are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00

AM, on August 01, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WESTLY 28.51 FEET OF LOT 18, AS MEASURED ON THE SOUTHERLY LINE, RAMBLE-WOOD REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 37, AT PAGE 17, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA. Property Address: 300 TIMBERLINE

TR, ORMOND BEACH, FL 32174 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with

Florida Statutes, Section 45.031.

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

Dated this 7 day of July, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-690 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-007971 - NaC 25-00308I

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FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11761 PRDL Division 48 IN RE: ESTATE OF RIVA ANNE SEGALL

Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Riva Anne Segall, deceased, File Number 2025 11761 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was August 10, 2023; that the total value of the estate is \$51,000 and that the names and addresses of those to whom it has been assigned by such order are:

Address Ralph Richards, Personal Representative of the Estate of Gordon Howard Richards

1097 Snead Drive Troy, MI 48085 ALL INTERESTED PERSONS ARE NO-

TIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full pay-ment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DATE OF DEATH IS BARRED. The date of first publication of this No-

tice is July 10, 2025. Person Giving Notice: Ralph Richards

1097 Snead Drive Troy, Michigan 48085 Attorney for Person Giving Notice Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 $\hbox{E-Mail: DV} idal@legalteamforlife.com$ Secondary E-Mail: Proserv@legal teamfor life.comJuly 10, 17, 2025 25-00310I

FIRST INSERTION

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

FLORIDA CASE NO.: 2023 32031 CICI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

KARLA A. MEYER; UNKNOWN SPOUSE OF KARLA A. MEYER; DUNLAWTON HILLS HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Order dated June 18, 2025 entered in Civil Case No. 2023 32031 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and KARLA A. MEYER; DUNLAWTON HILLS HOMEOWNERS ASSOCIATION, UNKNOWN TENANT #1 NKA KAYLA GASPER are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose. com beginning at 11:00 AM on August 20, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 120, DUNLAWTON HILLS UNIT III-A, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 40, PAGE 190 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 957 Stoneybrook Cir, Port Orange FL 32127 ANY PERSON CLAIMING AN INTER-

EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Kelley Kronenberg

10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: M23211 - JMV

July 10, 17, 2025

25 - 00309I

FIRST INSERTION

NOTICE OF CLERK'S SALE IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO.: 2025 13947 COCI OAKBROOK COMMUNITY ASSOCIATION, INC.,

Plaintiff, vs. BRENDAN MICHAEL CLEMENTS, Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 1st day of July, 2025, Case Number 2025-13947-COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which OAKBROOK COMMUNITY ASSOCIATION, INC., is the Plaintiff, and BRENDAN MICHAEL CLEMENTS is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the August 18th, 2025 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Lot 109. Port Orange Landings Phase 1, according to the plat thereof, recorded in Map Book 53, Pages 116-122 Public Records of Volusia County,

Parcel ID No. 631805001090The physical street address of said property is: 3874 Esplanade Avenue, Port Orange, FL 32129

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 within 60 days after the sale.

ATTENTION: PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-

THIS IS NOT A COURT INFORMATION LINE. DATED this 8th day of July, 2025. /s/ Robert Robins ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BĒACH, FL 32115 (386) 252-5212

(386) 252-5713 (FAX) FLORIDA BAR NO.: 356026 RobertRobinsLaw@hotmail.com ATTORNEY FOR: PLAINTIFF July 10, 17, 2025

25-00311I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 11750 PRDL IN RE: ESTATE OF MARLIS KAY COSTELLO a/k/a MARLIS K. COSTELLO a/k/a MARLIS COSTELLO,

Deceased. The administration of the estate of Marlis Kay Costello a/k/a Marlis K. Costello a/k/a Marlis Costello, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for Volusia County. Florida, Probate Division, the address of which is 101 N Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth be-

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-

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

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

The date of first publication of this notice is July 10, 2025.

Adam Costello Co-Personal Representative 7120 Riverwood Drive NE

Fridley, MN 55432 Justin Costello Co-Personal Representative 1341 NW Maple Lane

Camas, WA 98607

Attorney for Personal Representatives: ALVARO C. SANCHEZ Attorney for Petitioners 1714 Cape Coral Parkway East Cape Coral, Florida 33904 Tel 239/542-4733 FAX 239/542-9203 FLA BAR NO. 105539 Email: alvaro@capecoralattorney.com

court filings@cape coral attorney.com25-00305I

July 10, 17, 2025

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11132 PRDL

Division 10 IN RE: ESTATE OF James A Taylor Deceased.

The administration of the estate of James A Taylor, deceased, whose date of death was January 23rd, 2025, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

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-

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. The written demand must be filed

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

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

The date of first publication of this notice is July 10, 2025.

Petitioner: SHARON KAY TAYLOR c/o Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223

/s/ Mark F. Moss Attorney for Petitioner MARK F. MOSS, ESQ. Florida Bar Number: 119573 Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223 Telephone: (904) 329-7242 E-Mail 1: Service@markmosslaw.com E-Mail 2: mark@markmosslaw.com July 10, 17, 2025 25-00312I

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 N THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.

CIVIL DIVISION

CASE NO. 2024 11866 CIDL THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC3,

NANCY L. TARECO; ET AL, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 12, 2025, and entered in Case No. 2024 11866 CIDL of the Circuit Court in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC3 is Plaintiff and NANCY L. TARECO; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE CIT GROUP/ CONSUMER FINANCE, UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on September 11, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 5, BLOCK 697, DELTONA LAKES, UNIT THIRTY, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 92 THROUGH 95, INCLU-SIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY

ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior

REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hear-

ing or voice impaired, call 711.

THESE ARE NOT COURT INFORMA-

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL

DATED June 30, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-201271 / SM2 July 3, 10, 2025

EIGHTH INSERTION

Land Patent

I, Patricia Kearns am bringing forth a Land Patent benefit for the following parcel located at 127 Longwood Drive, Florida Republic, usA NON-DOMESTIC. Any party interested in viewing or challenging this claim can view the associated documents here: https://davidruth7.wixsite.com/website-54/patricia-kearns

May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2023 32313 CICI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST, Plaintiff, vs.

BONADIES ANTHONY, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2025, and entered in 2023 32313 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAV-INGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST is the Plaintiff and ANTHONY BONADIES; COUNTY OF VOLUSIA; LUZ BONADIES are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose. com, at 11:00 AM, on July 25, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 23, IMPERIAL HEIGHTS, AC-CORDING TO THE MAP AS RECORDED IN MAP BOOK 25, PAGE 211, PUBLIC RECORDS OF VOLU-SIA COUNTY.
Property Address: 2929 ANCHOR

DR, ORMOND BEACH, FL 32176

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

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

Dated this 26 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 24-213486 - MiM July 3, 10, 2025

25-00292I

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12124 PRDL Division 10 IN RE: ESTATE OF Bruce Michael Robinson

Deceased.

SECOND INSERTION

The administration of the estate of Bruce Michael Robinson, deceased, whose date of death was November 29th, 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against cedent'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 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 Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is July 3, 2025.

Petitioner: ${\bf BARBARA\,A.\,ROBINSON}$ c/o Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520

Jacksonville, FL 32223 Attorney for Petitioner MARK F. MOSS, ESQ Florida Bar Number: 119573 Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223 Telephone: (904) 329-7242 E-Mail 1: Service@markmosslaw.com E-Mail 2: mark@markmosslaw.com



The Observer delivered to your driveway

SECOND INSERTION

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

CASE No. 2023 11751 CIDL BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. JAMES GRAY, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 18, 2025 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on August 26, 2025, at 11:00 AM. at www.volusia.realforeclose.com for the

following described property: LOT 15, IN BLOCK 245, OF DELTO-NA LAKES, UNIT FIVE, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, AT PAGES 127 THROUGH 138, INCLU-SIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORI-

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096, 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 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.
Tromberg, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com

Deerfield Beach, FL 33441

July 3, 10, 2025

25-00289I

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 11009 CICI

LOANDEPOT.COM, LLC Plaintiff, v. GERALDINE F MARTIN, ET AL. Defendants.

TO: GERALDINE F MARTIN, Current residence unknown, but whose last known address was: 106 KENT CT, PORT ORANGE, FL 32127-

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Volusia County, Florida, to-wit LOT 12, CAMBRIDGE SUBDIVISION, UNIT II, AS PER MAP RE-CORDED IN MAP BOOK 33, PAGE 97, PUBLIC RECORDS OF VOLUSIA

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 JUL 23 2025 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 P.O. Box 6043, DeLand, FL 32721-6043, 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 23rd day of June, 2025.

Laura E. Roth Clerk of the Circuit Court (SEAL) By: /s/ Shawnee S. Smith Deputy Clerk

eXL Legal, PLLC Attorney for Plaintiff 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 1000010842

July 3, 10, 2025

SECOND INSERTION DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY

MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the Cities of Daytona Beach and Ormond Beach, and Unincorporated Areas of Volusia County, Florida, Case No. 24-04-4524P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90day period provided for appeals, please visit FEMA's website at https://www.floodmaps. fema.gov/fhm/BFE Status/bfe main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA

MAP (1-877-336-2627).

25-00071V

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, $\,$

FLORIDA. PROBATE DIVISION CASE NO.: 2025-11698-PRDL DIVISION: 10 IN RE: The Estate of JOHN D. COLLINS, SR.,

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of JOHN D. COLLINS, SR., deceased, whose date of death was August 28, 2024, and whose social security number is XXX-XX-0985, is pending in the Circuit Court for Volusia County, Florida, Probate Divi-sion, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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.

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 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. The date of first publication of this No-

tice is July 3, 2025. /s/ John D. Collins, Jr.

JOHN D. COLLINS, JR., As Personal Representative Attorney and Personal Representative

Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 $\hbox{E-mail: SG}@\,EasyEstateProbate.com\\$ Florida Bar No. 101511 July 3, 10, 2025 25-00293I

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT VOLUSIA COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025 11283 PRDL IN RE: ESTATE OF

CARYL K. CARLIG Deceased.

The Administration of the estate of CARYL K. CARLIG, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, 101 N. Alabama Ave, De-Land, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other personals having claims or demands against decedent's estate on whom a copy of this notice is requires to be served must file 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 the 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida

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

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

The date of first publication of this notice is July 3rd, 2025.

DocuSigned by: /s/ Holly Hussey HOLLIS HUSSEY aka HOLLY HUSSEY, Personal Representative 3100 John Anderson Dr.,

Ormond Beach, FL 32176 /s/ Kayla S. Jacobs, Esq. Attorney for Personal Representative Florida Bar No. 1055060 Saydah Law Firm 7250 Red Bug Lake Rd., Suite 1012 Oviedo, Florida 32765 Phone:407-956-1080 Facsimile: 407-956-1081 notification@savdahlawfirm.com kayla@saydahlawfrm.com

July 3, 10, 2025

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

FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023-12104 CIDL Freedom Mortgage Corporation, Plaintiff, vs.

Byron Howard, et al.,

Defendants.NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-12104 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Byron Howard; Unknown Spouse of Byron Howard; Laurie A Hardin; Kevin W Hardin; Dividend Solar Finance LLC; Oakhurst Homeowners Association of Volusia County, Inc. are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose. com, beginning at 11:00 AM on the 12th day of August, 2025, the following de-

LOT 82, OAKHURST GOLF ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN MAP BOOK 51, PAGES 59 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

scribed property as set forth in said Final

Judgment, to wit:

TAX ID: 801206000820 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate

SECOND INSERTION

in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, De-Land, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or

voice impaired, call 711.

THESE ARE NOT COURT INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-

CION JUDICIAL Dated this 27th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F01306 July 3, 10, 2025 25-00290I

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO.: 2025 11527 CIDL U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-NCM1, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE S. NEVILLE, DECEASED; BRIAN NEVILLE, Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Lorraine S. Neville, deceased 2829 Willow Oak Drive Edgewater, Florida 32141

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOTS 13067, 13068 AND 13069, BLOCK 419, FLORIDA SHORES NO. 20, (REVISED), ACCORDING TO MAP IN BOOK 19, PAGE 240, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA,

Street Address: 2829 Willow Oak

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-011821

IN RE: ESTATE OF TUCKER MORGAN DOCKINS, Deceased.

The administration of the Estate of Tucker Morgan Dockins, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Avenue, Deland, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth be-

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 AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

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

The date of first publication of this Notice is July 3, 2025 Personal Representative:

Steven G. Dockins 2910 N. Halifax Avenue Daytona Beach, Florida 32118

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com July 3, 10, 2025 25-00295I

Drive, Edgewater, Florida 32141 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before JUL 23, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 on JUN 23, 2025.

Laura E. Roth Clerk of said Court
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com

File#:25-400168 July 3, 10, 2025

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

25-00296I

FILE NO. 2025 11280 PRDL DIV. 10 IN RE: ESTATE OF PEDRO JUAN ALBINO FELICIANO a/k/a PEDRO J. ALBINO, Deceased.

The administration of the Estate of PE-DRO JUAN ALBINO FELICIANO a/k/a PEDRO J. ALBINO, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which 101 N. Alabama Avenue, Deland, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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-

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

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

The 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 Property Rights at Death Act described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified Section 732.2211. The written demand must be filed with the clerk.

The date of first publication of this notice is July 3, 2025

Personal Representative: Alexis Albino 3583 E. Koval Drive Kingman, Arizona 86409

Attorney for Personal Representative: Laura Lavie, Esq., Florida Bar Number 534080 20801 Biscayne Boulevard, Suite 304 Aventura, FL 33180 (305) 407-1696 laura@lavielaw.com July 3, 10, 2025 25-00300I SECOND INSERTION

7C

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

FLORIDA CASE NO.: 2024 21303 CODL TD BANK, N.A., a national banking association, Plaintiff, vs.

ESTATE OF ESTEBAN MUNIZ; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ESTEBAN MUNIZ; LINDA CARABALLO; UNKNOWN SPOUSE OF LINDA CARABALLO, IF ANY; and VILLA VILLAR HOME OWNERS ASSOCIATION, INC.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure dated June 12, 2025, and entered in Case No. 2024 21303 CODL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein TD Bank, N.A., is Plaintiff, and Estate of Esteban Muniz, et al. are Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.volusia. realforeclose.com at 11:00 a.m. on August 4, 2025, the following described property as set forth in said Consent Final Judgment of Foreclosure, to wit:

UNIT NO. 3 OF VILLA VILLAR CONDOMINIUM NO. ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN O.R. BOOK 1709, PAGE 1092, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN PLAT BOOK 33, PAGE 14, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL IDENTIFICATION NUM-

BER: 701654010030

Property Address: 3 Villa Villar Court, Unit 0030, Deland, FL 32724

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

DATED this 23rd day of June, DUANE MORRIS LLP

Counsel for Plaintiff TD Bank, N.A. By: /s/ Danielle Rundlett Burns Danielle Rundlett Burns Florida Bar No.: 0722561 Duane Morris LLP 5100 Town Center Circle, Suite 400 Boca Raton, FL 33486 Telephone: (561) 962-2119 Facsimile: (561) 962-2101 E-mail: DRBurns@duanemorris.com JFGarcia@duanemorris.com MLChapski@duanemorris.com DM1\16755846.1 July 3, 10, 2025 25-00291I

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11742 PRDL Division 10 IN RE: ESTATE OF JOSEPH PINKNEY HAVNER, JR.

Deceased.

The administration of the estate of Joseph Pinkney Havner, Jr., deceased, whose date of death was May 12, 2018, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue DeLand. Florida 32724. The names and addresses of the personal representative and the perpresentative's attorney are set for

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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

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

The date of first publication of this notice is July 3rd, 2025. Personal Representative:

DYANNE CARRICO HAVNER 506 PINEWOOD ST ORMOND BEACH, Florida 32176 Attorney for Personal Representative: Robert Kit Korey

Attorney Florida Bar Number: 147787 KOREY LAW, P.A. 595 W. Granada Blvd. Suite A

ORMOND BEACH, FL 32174 Telephone: (386) 677-3431 Fax: (386) 673-0748 E-Mail: KIT@koreylawpa.com Secondary E-Mail: dwargo@koreylawpa.com

July 3, 10, 2025

25-00299I

Call 386.447.9723

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF

SUPERVISORS REGULAR MEETING Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, July 17, 2025, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Grand Haven

Community Development District David McInnes, District Manager (321) 263-0132, Ext. 193

25-00235F Jul. 10



NOTICE OF RULEMAKING BY THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Colbert Landings Community Development District ("District") hereby gives the public notice of its intent to promulgate a rule entitled Amenity Rates and Disciplinary Rule (the "Proposed Rule"). The Proposed Rule number is Amenity 1-2025. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2025. A public hearing will be conducted by the Board of Supervisors of the Colbert Landings Community Development District (the "District") on August 7, at 12:30 p.m. at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110. Prior notice of rule development was published in a newspaper of general circulation on July 3, 2025.

FIRST INSERTION

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its anticipated ownership and operation of certain District facilities and improvements (hereinafter collectively referred to as the "Amenities"), the District hereby gives the public notice of its intent to: (1) establish rates, fees, and charges imposed on residents and nonresidents 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 by setting policies 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. The proposed Amenity

Fee	Proposed Range	
Annual User Fee	\$2,000.00 - \$4,000.00	
Replacement Key Fob	\$25.00 - \$50.00	
Returned Check/Insufficient Funds Fee	\$50.00	
Administrative Fee	Up to \$500.00	
Rental of Catering Kitchen with Event	Refundable Security Deposit: \$500 Rental/Reservation Fee: \$250	

The proposed Disciplinary Rule and rates, fees and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Disciplinary Rule addresses use of access cards, provides for the suspension and termination of amenity access, provides for an administrative reimbursement of up to Five Hundred Dollars (\$500.00), provides for property damage reimbursement, provides authority for certain District staff to remove persons from the amenities, provides for hearings and appeal, and provides for other legal remedies. Specific legal authority for the rule includes Sections 190,035 (2), 190,011 (5) and 120,54, Florida

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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is $\,$ made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for assistance in contacting the District Office. Daniel Rom, District Manager

Colbert Landings Community Development District July 10, 2025

25-00171G

FIRST INSERTION

PUBLI C NOTICE Tamara Ambartsumava searching Ihor Troy's for divorce 786-393-2652

25-00237F



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 PUBLIC SALE

Notice is hereby given that on 7/25/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1992 PALM HS PH095258AFL & PH095258BFL . Last Tenants: DAWN MICHAELE FORCE and all unknown parties beneficiaries heirs $\,$. Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD., FLAGLER BEACH, FL 32136, 813-282-6754, Jul. 10/17



Email your Legal Notice legal@observerlocalnews.com

FIRST INSERTION

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting
The Board of Supervisors ("Board") for the Colbert Landings Community Development District ("District") will hold the following two public hearings and a regular meeting:

August 7, 2025 DATE: TIME:

12:30 p.m. Flagler County Government Services Building LOCATION:

1769 E. Moody Blvd., Building 2

1st Floor Conference Room Bunnell, FL 32110

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 - September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 - September 30, 2026)	Change in Annual Dollar Amount
SF 50' (Phase 1)	182	1.00	\$0.00	\$1,453.01**	\$1,453.01
SF 60' (Phase 1)	31	1.20	\$0.00	\$1,743.62**	\$1,743.62
SF 50' (Phase 2)	192	0.14	\$0.00	\$203.00	\$203.00
SF 60' (Phase 2)	77	0.14	\$0.00	\$203.00	\$203.00

** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts of up to 4%, which Flagler County "County") may impose on assessments that are collected on the County tax bill pursuant to Section 197.3632, Florida Statutes. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed

roperty[, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025]. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at District Manager, Wrathell, Hunt 8 Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, Ph.: (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Additional Provisions

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Please note that all affected property owners

have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is District Manager

Wrathell, Hunt and Associates, LLC

SUBSEQUENT INSERTIONS

July 10, 17, 2025

SECOND INSERTION

NOTICE OF APPLICATION FOR

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 / 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 FLAGLER COUNTY, FLORIDA. Name in which assessed:

LAURA WAY, MICHAEL S MALCOLM-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 Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk

File # 25-023 TDC Jul. 3/10/17/24

SECOND INSERTION

NOTICE OF APPLICATION FOR

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 ass 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) 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

SECOND 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 / 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 Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Tiffani Smith, Deputy Clerk File # 25-005 TDC

Jul. 3/10/17/24

SECOND INSERTION NOTICE OF APPLICATION FOR

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 re-

corded 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

SECOND INSERTION

NOTICE OF APPLICATION FOR

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 / 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) $% \left(s\right) =\left(s\right) \left(s\right$ 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 # 25-008 TDC

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

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SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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 yearof issuance, the description of the property, and the names in which it is assessed are

> Certificate No: 2023 / 1359Year 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 Bexlev

Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-021 TDC 25-00172F

Jul. 3/10/17/24

SECOND INSERTION NOTICE OF APPLICATION FOR

 $\begin{array}{ccc} \textbf{TAX DEED} \\ \textbf{NOTICE} & \textbf{IS} & \textbf{HEREBY} & \textbf{GIVEN,} & \textbf{that} \end{array}$ 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 as follows

Certificate No:2023 / 48 Vear 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.

Name in which assessed: 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

In Memory

SECOND 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 LEPÉRA

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

Tom Bexlev Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-004 TDC

25-00161F

Jul. 3/10/17/24

SECOND 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 / 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 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 # 25-022 TDC

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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

IS HEREBY 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, Town-ship 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run So°-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 Jul. 3/10/17/24

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SECOND 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 / 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 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 25-00166F

SECOND 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,

Certificate No: 2023 / 951 Year of Issuance:2023

Description of Property: 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 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 $\operatorname{\bar{C}ourt}$ & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-024 TDC

Jul. 3/10/17/24 25-00175F

SECOND 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 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

SECOND 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 / 1509

Year of Issuance: 2023 Description of Property:

LOT 17, BLOCK 2, OF PALM COAST, MAP OF SEMINOLE PARK, SECTION 60, ACCORD-ING 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

SECOND INSERTION NOTICE OF APPLICATION FOR

TAX DEED 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 / 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 00 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 165.00 330.00 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.

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

SECOND 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 / 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

SECOND 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

SECOND 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 / 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 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 # 25-026 TDC

Jul. 3/10/17/24

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-A LLC the holder of the following $\operatorname{certificate}(s)$ has filed said $\operatorname{certificate}(s)$ 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, REVISED SUB-DIVISION OF COUNTRY CLUB **COVE - SECTION 3, ACCORDING** TO THE MAP OR PLAT THEREOF. AS RECORDED IN MAP BOOK 6,

OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Name in which assessed: JONATHAN EDELMAN

PAGE 4 THROUGH 8, INCLUSIVE,

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

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

SECOND 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

> Certificate No: 2023 / 1554Year of Issuance: 2023 **Description of Property:**

in which it is assessed are as follows:

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

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

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

SECOND 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 / 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 INCLUSIVE, 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

SECOND 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 Certificate No:2023 / 1418

Year of Issuance: 2023 **Description of Property:**

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 FLA-GLER COUNTY, FLORIDA.

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

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

File # 25-027 TDC Jul. 3/10/17/24 25-00178F

SECOND 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 / 1479 Year of Issuance: 2023

Description of Property: 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,

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

SECOND 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) $% \left(s\right) =\left(s\right) \left(s\right$ 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. 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

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SECOND INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

7TH JUDICIAL CIRCUIT, IN AND FOR

FLAGLER COUNTY, FLORIDA

7C

SECOND 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 / 1707 Year of Issuance:2023

Description of Property: Unit No. 134, Building C, of European Village Commercial Condominium, 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, together with its undivided share in the common elements.

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

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 # 25-010 TDC

Jul. 3/10/17/24

SECOND 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 / 818 Year of Issuance: 2023

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 Flagler County, Florida.

Name in which assessed: Robert A Cherry, Sharon Cherry 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 # 25-036 TDC 25-00221F

Jul. 3/10/17/24

SECOND 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 ass

Certificate No:2023 / 1238 Year 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

SECOND 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 as follows:

> 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

SECOND INSERTION NOTICE OF APPLICATION FOR

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 ass

TAX DEED

Certificate No:2023 / 696 Year of Issuance: 2023 Description 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 Records 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 25-00214F

Jul. 3/10/17/24

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA EDWARD A. NOVALIS AND

MADELINE G. NOVALIS DECLARATION OF TRUST DATD MARCH 9, 22005, AS AMENDED MAY 9, 2012, APRIL 12, 2021 AND MARCH 11,2025

EDWARD A. NOVALIS, Deceased. The administration of the Edward A. Novalis and Madeline G. Novalis Declaration 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

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 BARRED.

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

The date of first publication of this notice

Trustee: Stefanie L. Kubitz 198 Heather Lane Wyomissing, PA 19610 Attorney for Trustee:

Thomas J. Upchurch, Esquire Florida Bar Ño. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, FL 32117

July 3, 10, 2025 25-00166G

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

SECOND INSERTION

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., 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 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: 07-11-31-7063-00380-0050

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@brock and scott.comBy /s/Justin J. Kelley Florida Bar No. 32106 File # 22-F01449

25-00170G

SECOND 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 / 1070 Year of Issuance: 2023 Description of Property: Lot 10, of Block 66, of Palm Coast, Map of Pine Grove, Section 25, ac-

cording 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 25-00220F

SECOND INSERTION

NOTICE OF PUBLIC AUCTION Monday, July 14, 2025 275 Cemetery Rd, Date: Address: 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 REP-RESENTATIONS 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

SECOND 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, 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

 ${\it BushA@FlaglerSchools.com} \\ {\it In accordance with federal civil rights}$ 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:

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.

Jul. 3/10

25-00189F

SECOND 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 unliquidated, 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 COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including 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-TION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: ROBERT D. GOSSELIN, File Number 2025-CP-000384.

The address of the court where this probate is pending is: Circuit Court for Flagler County, Florida, 1769 E. Moody Blvd., Bldg. # 1, Bunnell, FL, 32110

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 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. Date of death of the decedent is:

11/09/2024. The date of first publication of this notice

is: July 3, 2025 The second week of publication is: July 10, 2025

 $Personal\ Representative (s):$ Lucille M. Gosselin. Attorney for the representative(s):

By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2

Lakeland, Florida 33813 25-00169G July 3, 10, 2025

SECOND 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.

THE UNKNOWN GRANTEES, DEVISEES, LIENORS, AND CREDITORS 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 SUBDIVI-SION, 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, 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



legal@observerlocalnews.com

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The print edition is free. Look for it on more than





Reler Beach plans an bitio

Sign up for driveway

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)

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; IINKNOWN SPOUSE 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, at 11:00 A.M., 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 RE-CORDED IN MAP BOOK 11, PAGE 14, OF THE PUBLIC RECORDS OF

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

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).

/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@kahane and associates.comFile No.: 24-01155 NML July 3, 10, 2025

SECOND INSERTION

PUBLIC NOTICE

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 No tariado 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 mar-keting 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

The Observer

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delivery: \$52 per year.

NOTICE IS HEREBY GIVEN pursuant UNKNOWN

FLAGLER COUNTY, FLORIDA.

reports the surplus as unclaimed.

Dated this 26th day of June 2025.

25-00165G

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Lighthouse Harbor

Flagler County, Florida

2022 Aerial Map

EXHIBIT 18 | Mar 13, 2025

Description of Property

SECOND 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

FLORIDA, ESTABLISHING THE CREATION OF THE LIGHTHOUSE

COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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

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

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

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

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

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.

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

LOCATION MAP OF THE LIGHTHOUSE

COMMUNITY DEVELOPMENT DISTRICT

Address: 600 Lehigh Ct. Flagler Beach, FL 32136

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

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

If a person decides to appeal any decision made with respect to any matter considered

Members of the pubic who wish to submit comments, exhibits, or other documents

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

ACTIONS AND APPROVING FOR AN EFFECTIVE DATE

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

located at 160 Lake Ave., Palm Coast, Florida.

material that is confidential pursuant to state law.

2570 at least 48 hours prior to the meeting.

and procedures of the City.

Legend

Property Boundar

July 3, 10, 17, 24, 2025

and possible adoption of the following Ordinance titled similar to:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST,