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

## VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Tvrell M. Reed Case No.: CD202505095/D 3407892

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 25-003191 July 17, 24, 31; August 7, 2025

FIRST INSERTION

SWI COMMUNITY DEVELOPMENT

PROPOSALS FOR ANNUAL AUDIT

DISTRICT REQUEST FOR

SERVICES

The SWI Community Development District hereby requests proposals for annual

financial auditing services. The proposal must provide for the auditing of the Dis-

trict's financial records for the fiscal year

ending September 30, 2025, with an option

for one (1) additional annual renewals. The

District is a local unit of special-purpose

government created under Chapter 190,

Florida Statutes, for the purpose of financing, constructing, and maintaining public

infrastructure. The District is located in

Volusia County and has an operating bud-

get of approximately \$85,015.00. The final

contract will require that, among other

things, the audit for Fiscal Year 2025 be

Each auditing entity submitting a pro-

posal must be authorized to do business in

Florida; hold all applicable state and fed-

eral professional licenses in good standing,

including but not limited to a license under

Chapter 473, Florida Statutes; and be qual-

ified to conduct audits in accordance with

"Government Auditing Standards," as ad-

opted by the Florida Board of Accountancy.

Audits shall be conducted in accordance

with Florida law and particularly Section

218.39, Florida Statutes, and the rules of

Proposal packages, which include addi-

tional qualification requirements, evalua-

tion criteria and instructions to proposers,

are available from the District Manager at

the address and telephone number listed

Proposers must provide three (3) hard

copies of their proposal and one (1) elec-

tronic copy (flash drive) to Jane Gaarlandt,

District Manager, located at 3501 Quadran-

gle Blvd., Suite 270, Orlando 32817, in an

envelope marked on the outside "Auditing

Services – SWI Community Development

District." Proposals must be received by

August 22, 2025, at 12:00 p.m., at the of-

fice of the District Manager. Please direct all questions regarding this Request for

Proposals to the District Manager, who can

Notice, or the proposal packages on file

with the District Manager, must be filed in

writing at the offices of the District Man-

ager within seventy-two (72) calendar

hours (excluding weekends) after publication of this Notice. The formal protest set-

ting forth with particularity the facts and

law upon which the protest is based shall

be filed within seven (7) calendar days af-

ter the initial notice of protest was filed.

Failure to timely file a notice of protest or failure to timely file a formal written pro-

test shall constitute a waiver of any right to

object or protest with respect to aforesaid

FIRST INSERTION

DEERING PARK STEWARDSHIP

NOTICE OF MEETING

Notice is hereby given that the Board of

Supervisors ("Board") of the Deering Park

Stewardship District (the "District") locat-

ed in Brevard County, Volusia County and

the City of Edgewater, Florida, will hold a

Regular Meeting on July 28, 2025 at 12:00

p.m., at the Storch Law Firm. 420 S. Nova

Road, Daytona Beach, Florida 32114-4514.

The meeting is being held for the necessary

public purpose of considering any business

of communications media technology as

https://teams.microsoft.com/l/meetup-

join/19%3ameeting\_MGJiOGZkYTUtZT

FiODBh%40thread.v2/0?context=%7b%

8edb-52bd87fa537b%22%2c%22Oid%

22%3a%2250b37528-b730-4578-8935-

dc90866a9569%22%7d

scode: xH6ag32U

Meeting ID: 264 851 547 105 9

22Tid%22%3a%2294348502-fda0-4a80-

A copy of the agenda may be obtained at

the offices of the District Manager, c/o

Wrathell, Hunt and Associates, LLC at

2300 Glades Road, Suite 410W, Boca Ra-

ton, Florida 33431, Ph: (877) 276-0889

("District Manager's Office") during nor-

mal business hours. The meeting is open

to the public and will be conducted in ac-

cordance with the provisions of Florida law

for community development districts. The

meeting may be continued to a date, time,

and place to be specified on the record at

such meeting.

There may be occasions when one or

more Supervisors or staff will participate

by telephone. Pursuant to provisions of

the Americans with Disabilities Act, any

person requiring special accommodations

at the meetings because of a disability or

physical impairment should contact the

District Office at (561) 571-0010 at least

48 hours prior to the meetings. 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

A person who decides to appeal any de-

cision made at the meetings with respect

to any matter considered at the meeting is

advised that person will need a record of

the proceedings and that accordingly, the

person may need to ensure that a verbatim

record of the proceedings is made, includ-ing the testimony and evidence upon which

25-00325I

such appeal is to be based.

District Manager

July 17, 2025

VjMC00NjMyLWI5NzQtNGU5ZWZmZD

The meeting will also be held by means

that may come before the Board.

DISTRICT

25-00072V

Notice or proposal package pro visions.

Jane Gaarlandt

District Manager

Any protest regarding the terms of this

be reached at (407) 723-5900.

the Florida Auditor General.

completed no later than June 1, 2026.

FIRST INSERTION

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE BUDGET FOR THE YEAR 2025/2026: AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Walkers Green Community Development District ("District") will hold a public hearing on Tuesday, August 5, 2025 at 10:00 a.m. at 908 Taylor Rd, Port Orange, FL 32127 for the purpose of hearing comments and objections on the adop tion of the proposed budget ("Proposed Budget") of the District for the fiscal year ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular Board of Supervisors meeting will also be held at that time when the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817; Ph. (407) 723-5900 ("District Manager's Office"),

during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours 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 Office.

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

25-00070V

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE No.: 2025 11786 CIDL WILLIAM H. ABEL JR.,

Plaintiff, vs. JOSH P. MAHONEY and JAMES S. DETWILER, deceased and all others claiming by, through and under JAMES S. DETWILER, deceased,

JAMES S. DETWILER, deceased and all others claiming by, through and under JAMES S. DETWILER, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real property Volusia County, Florida:

Parcel 2: The West 1/2 of the Northeast 1/4 of Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the West 25 Feet, and Less the North 25 Feet, Section 30, Township 17 South, Range 32 East, Volusia County Florida, except any part lying within

road right-of-way. AND The East 1/2 of the Northeast 1/4 of Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the East 25 Feet, and Less the North 25 Feet, Section 30, Township 17 South, Range 32 East, Volusia County, Florida, except any part lying within road right-of-way. a/k/a Parcel ID: 723000000711 ("Parcel 2").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before Aug 21, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
DATED this 7th day of July 2025.

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

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Jul. 17, 24, 31; Aug. 7, 2025



**FLAGLER COUNTY** flaglerclerk.com

**VOLUSIA COUNTY** clerk.org



NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION:

FIRST INSERTION

CASE NO.: 2025 10456 CICI PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

DONALD F. VEIT; AMANDA L. REED; LISA A. VEIT A/K/A LISA VEIT; RICHIE J. VEIT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically www.volusia.realforeclose.com at, 11:00 AM on the 08 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 65, HAWKS' RIDGE ES-

TATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 36, AT PAGES 95 AND 96, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: HAWKS RIDGE RD, PORT OR-ANGE, FL 32127

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-PORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-MAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096

Hearing or voice impaired, please call Dated this 10 day of July 2025.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

July 17, 24, 2025 25-0314I

24-03030

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11831 PRDL

**Division Probate** IN RE: ESTATE OF BRANDON JAMES MCGHEE Deceased.

ration of the don James McGhee, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS 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  $described \ in \ ss.\ 732.216\mbox{-}732.228, \ Florida$ 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 17, 2025. Personal Representative:

Jocelyn Thibodaux Slater 1401 McKinney Street, Ste. 1900 Houston, Texas 77010 Attorney for Personal Representative Mary Conte Mollenhauer, Esq. Florida Bar Number: 43595 CONTE MOLLENHAUER LAW FIRM 605 Crescent Executive Court, Suite 112 Lake Mary, Florida 32746 Telephone: (321) 926-3242 E-Mail: mary@marycontelaw.com Secondary E-Mail:

25-00320I

cynthia@flest at eparal egal.com

July 17, 24, 2025

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA, FLORIDA CASE NO. 2025-010560 CICI EQUITYMAX INC.

Plaintiff, v.
TARA J. LOFTUS, TERRA MAR VILLAGE, LLC, AND THE UNKNOWN TENANT

Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Default Final Judgment of Mortgage Foreclosure entered on July 3, 2025 in CASE NO. 2025 10560 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein, the Parties are identified as Plaintiff, Equitymax, Inc., and Defendants Tara J. Loftus, Terra Mar Village, LLC, and the Unknown

The Clerk of Court, Laura E. Roth, will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on August 8, 2025 at: WWW.VOLUSIA. REALFORECLOSE.COM. the following described real property as set forth in said Summary Final Judgment, to wit: Lot 202, Block 13, Terra Mar Village

Mobile Home Park Section 3, according to the plat thereof as recorded in Map Book 44, Page 187 and 188 of the Public Records of Volusia County, Florida; and being more particularly described as follows: Being a portion of the North 970.00 feet of Lot 7, Assessor's Subdivision of the C.E. McHardy Grant, in Sections 37 and 38, Township 18 South, Range 34 East, and Township 18 South, Range35 East, Volusia County, according to the plat thereof, as recorded in Map Book 3, Page 152 of the Public Records of Volusia County, Florida and being more particularly described as follows: As a point of reference commence

at the Southeast corner or Lot 145, Block 10, River Park Mobile Home Park Section 2, according to the plat thereof as recorded in Map Book 32, Page 107 of the Public records of Volusia County, Florida, thence South 21°15'40" East a distance of 50.00 feet, thence North 68°44'20" East, a distance of 505.41 feet, thence South 38°23'20" West, a distance of 105.18 feet for the Point of Beginning; thence South 51°36'40" East, a distance of 100.00 feet thence South 38°23'20" West a distance of 50.00 feet, thence North  $51^{\rm o}36^{\rm i}40^{\rm o}$  West, a distance of 100.00 feet, thence North 38°23'20" East, a distance of 50.00 feet to the Point of

Together with that certain 1993 Palm Mobile Home, Vehicle Identification Numbers #PH095605AFL and PH095605BFL located on said

DATED THIS 8 day of July 2025. William A. Treco, Esquire SUBMIT BILL TO: Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317  $954 \hbox{-} 565 \hbox{-} 3231$ william@teppstreco.com Florida bar No: 89409 July 17, 24, 2025

25-00317I

#### FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2025 10263 CICI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1,

Plaintiff, v. OPULENT HOME HEALTH CARE, LLC, A FOREIGN LIMITED LIABILITY COMPANY, et al.,

Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Mortgage Foreclosure and Other Relief dated July 2, 2025, issued in and for Volusia County, Florida, in Case No. 2025 10263 CICI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and OPULENT HOME HEALTH CARE, LLC, A FOREIGN LIM-ITED LIABILITY COMPANY and THE CITY OF DAYTONA BEACH A FLORIDA MUNICIPAL CORPORATION are the De-

The Clerk of the Court, LAURA ROTH, will sell to the highest and best bidder for cash, in accordance with Section 45.031. Florida Statutes, on August 15, 2025, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the following-described real property as set forth in

FIRST INSERTION

NOTICE TO CREDITORS PROBATE DIVISION File No. 2025 11424 PRDL IN RE: ESTATE OF REBECCA J. WILLIAMS.

Deceased. The administration of the estate of REBEC-CA J. WILLIAMS, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representatives and the personal represen-

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

THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representatives have 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 §§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 732.2211, Florida Statutes.

The date of first publication of this no-

tice is: July 17, 2025. RICHARD P. WILLIAMS Personal Representative 2908 Bells Point Court Apex, NC 27539

Robert D. Hines, Esq. Attorney for Personal Representatives Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com July 17, 24, 2025 25-00322I said Default Final Judgment of Mortgage Foreclosure and Other Relief, to wit: LOT 16, BLOCK 26, FAIRWAY UNIT

#I, ACCORDING TO PLAT THERE-OF AS RECORDED IN PLAT BOOK 25, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. 1249 Suwanee Property Address:

Rd., Daytona, FL 32114 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.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711. Dated: This 9th day of July, 2025.

Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529  $\hbox{E-Mail: Matthew@HowardLaw.com}$ July 17, 24, 2025

## FIRST INSERTION

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

CASE NO.: 2025 11035 CICI U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES OOMC 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE3, Plaintiff, vs.

JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC., Defendant(s).

TO: Jack Aberman Residence Unknown GEA Seaside Investments, Inc. Residence Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 28, BLOCK "J", ORTONA, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 32, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Street Address: 216 Morningside Drive, Daytona Beach, Florida 32118 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 Aug. 6, 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 July 7, 2025.

Clerk of said Court CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith As Deputy Clerk

Laura E. Roth

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400090 July 17, 24, 2025 25-00316I

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2024-14024-PRDL

IN RE: ESTATE OF CHARLENE STRAPP Deceased. The administration of the Estate of CHARLENE STRAPP, deceased, whose

date of death was October 7, 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 Per-

sonal Representative and the Personal Representative's attorney are set forth NAME OF PERSONAL REPRE-

SENTATIVE: SHALONDA ISSAC, AD-DRESS: 1050 Palmer Road, Lithonia, Georgia 30058. RELATIONSHIP TO DECEDENT: DAUGHTER. All creditors of the decedent and oth-

er persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 PUBLICA-TION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 17 day of July 2025.

Personal Representative: SHALONDA ISSAC 1050 Palmer Road

Lithonia, Georgia 30058 Attorney for Personal Representative: JOHN A. GALLAGHER, ESQ. Florida Bar Number: 0592544 John A. Gallagher, P.A. 124 N. Nova Road #171 Ormond Beach, FL 32174 Telephone: (863) 529-9883 E-Mail: jackiegallagher1776@gmail.com

July 17, 24, 2025. July 17, 24, 2025

FIRST INSERTION

25-00321I

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION
File No. 2025 10891 PRDL IN RE: ESTATE OF TERRI L. MURRAY, Deceased.

The administration of the estate of TERRI L. MURRAY, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043 DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

The date of first publication of this notice is: July 17, 2025. ASHLEY THOMAS Personal Representative

1060 Country Ranch Road Deleon Springs, FL 32130 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100

Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com July 17, 24, 2025



**Email your Legal Notice** legal@observerlocalnews.com

## Div:10 IN RE: ESTATE OF DOROTHY STELLA WARKE,

**Deceased.**The administration of the estate of DORO-THY STELLA WARKE, Deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N Alabama Ave. De-Land, FL 32724 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 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 732.2211.

The date of first publication of this notice is July 17, 2025.

#### LAURENCE WARKE,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 167TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com July 17, 24, 2025 25-00324I FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10450 PRDL **Division Probate** IN RE: ESTATE OF

ANH V. NORTHCUTT a/k/a ANH VUONG NORTHCUTT Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

You are hereby notified that an Order of Summary Administration has been entered in the estate of Anh V. Northcutt, deceased File Number 2025 10450 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 April 14, 2024; that the total value of the estate is \$54,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Vladimir Mandracken 2994 Cropley Ave San Jose, CA 95132 ALL INTERESTED PERSONS ARE NO-

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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERI-ODS SET FORTH IN FLORIDA STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-

STANDING ANY OTHER APPLICABLE

TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER

THE DECEDENT'S DATE OF DEATH IS

BARRED. 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,

The date of first publication of this No-

#### tice is July 17, 2025. **Person Giving Notice:** Vladimir Mandracken 2994 Cropley Ave

San Jose, California 95132 Attorney for Person Giving Notice Matthew Goodwin Florida Bar Number: 112513 Alexandra Kane Florida Bar Number: 1039243 Attorney Goodwin Law, P.A. 9955Tamiami Trail North, STE  $4\,$ Naples, Florida 34108 Telephone: (239) 207-3403 E-Mail: alexandra@flestatelaw.com

July 17, 24, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11576 PRDL

Division 10 IN RE: ESTATE OF RONALD BURNS MCCREADY, JR. Deceased.

The administration of the estate of Ronald Burns McCready, Jr., deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 17, 2025.

#### /s/ Ryan McCready Ryan McCready Personal Representative 439 Stoney Point Drive

Forked River, New Jersey 08731 /s/ Wendy A. Mara Wendy A. Mara, Esq. Attorney for Personal Representative Florida Bar Number: 0069872 Mara Law. P.A. 555 West Granada Blvd., Ste.D-10 Ormond Beach, Florida 32174 Telephone: (386) 672-8081 Fax: (386) 265-5995 E-Mail: wamara@maralawpa.com Secondary E-Mail: paralegalm@maralawpa.com

FIRST INSERTION

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

PROBATE DIVISION FILE NO.: 2025 10958 PRDL DIVISION: 10 IN RE: ESTATE OF WILLIAM F. MURPHY a/k/a WILLIAM MURPHY,

**Deceased.**The administration of the estate of WIL-LIAM F. MURPHY a/k/a WILLIAM MURPHY, deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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.

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 17, 2025.

#### /s/ Fred B. Share Fred B. Share, Personal Representative 1092 Ridgewood Avenue Holly Hill, FL 32117

/s/ Fred B. Share FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative July 17, 24, 2025 25-00327I FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11850 PRDL IN RE: ESTATE OF ROBERT ALAN PATRICK, a/k/a ROBERT A PATRICK, a/k/a ROBERT PATRICK,

Deceased. The administration of the estate of Robert Alan Patrick, a/k/a Robert A. Patrick, a/k/a Robert Patrick, deceased, whose date of death was June 22, 2024, 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 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 17, 2025.

#### Personal Representative: 6-5-2025 /s/ Beverly Alfimow **Beverly Alfimow**

461 Golf Boulevard Daytona Beach, Florida 32118 Attorney for Personal Representative: /s/ Robert J. Naberhaus III Robert J. Naberhaus III Attorney for Beverly Alfimow Florida Bar Number: 476684 Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. 7380 Murrell Road, Suite 200 Melbourne, Florida 32940 Telephone: (321) 259-8900

Fax: (321) 254-4479 E-Mail: rnaberhaus@deanmead.com Secondary E-Mail: probate@deanmead.com July 17, 24, 2025 25-00328I

FIRST INSERTION

NOTICE OF ACTION

AMENDED

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

CASE NO.: 2025 11199 CICI

WEST AVENUE GROUP, LLC, ET AL,

YOU ARE NOTIFIED that an action to

foreclose a mortgage on the following prop-

S 100 FT OF N 320 FT OF E 165

FT OF LOT 30 BLK 21 FLEMING

FITCH GRANT AKA LOT 9 RIV-

IERA ESTATES UNREC SUB NO

233 PER OR 4208 PG 2416 PER

OR 5646 PG 3652 AND OER OR

Property Appraisers Parcel Number: 424269000090

Property address: 18 Timber Trail,

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Shilu Dodani c/o

Attorney Robert Robins, whose address

is 1206 S. Ridgewood Avenue, Daytona

Beach, FL 32114 on or before AUG 25

2025, and file the original with the clerk of

this Court at 125 E. Orange Avenue, Dayto-

na Beach, FL 32114, either before service on

Plaintiff's attorney or immediately there-

after; otherwise a default will be entered

against you for the relief demanded in the

Copies of all court documents in this

case, including orders, are available at the

Clerk of the Circuit Court's office. You may

review these documents upon request. Future papers in this lawsuit will be mailed to

the address on record at the clerk's office.

CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ Shawnee S. Smith

CIVIL-DELAND

Deputy Clerk

Ormond Beach, FL 32174

SHILU DODANI,

**Defendants.** TO: KEYY1, LLC &

5673 PG 2369

complaint or petition.

Dated: JUL 10 2025.

c/o Attorney Robert Robins, 1206 S. Ridgewood Avenue,

July 17, 24, 2025

TIMBER TRAIL TRUST

erty in Volusia County, Florida:

Plaintiff, vs.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11984 PRDL IN RE: ESTATE OF PHILIP CHARLES SMITH a/k/a PHILIP C. SMITH, Deceased.

The administration of the Estate of Philip Charles Smith a/k/a Philip C. Smith, deceased, whose date of death was March 19. 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 below.

All creditors of the Decedent and other ersons 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 17, 2025.

#### Personal Representative: Zachary Smith 34 Brook Street #2E

Manchester, New Hampshire 03104 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 17, 24, 2025 25-00330I

# SUBSEQUENT INSERTIONS

SECOND INSERTION

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

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

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 Secondary E-Mail: pleadings@pantherlawfl.com July 10, 17, 2025



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Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

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## SUBSEQUENT INSERTIONS

## SECOND 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-TICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 25-00306I July 10, 17, 2025

SECOND INSERTION 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 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 with the clerk.

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 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

#### 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 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.

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 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 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

25-00302I

## NINTH INSERTION

#### **Land Patent**

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

25-00234I

### SECOND 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 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 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 CATHÉRINE 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 25-00304I July 10, 17, 2025

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## SECOND INSERTION

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 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: 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

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



**FLAGLER COUNTY** flaglerclerk.com

**VOLUSIA COUNTY** clerk.org



## SECOND 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 CLAIMING 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

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 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/ Taji S. Foreman

Taji S. Foreman FBN: 0058606 File No: 5296.000022

25-00303I July 10, 17, 2025

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE N THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA 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 DECEASED; CASANDRA ANTHONY OWENS, ROBERT OWENS; MILLER; ALICIA BOYD; THE TRAILS HOMEOWNERS ASSOCIATION, INC.; RAMBLEWOOD OF THE TRAILS HOMEOWNERS ASSOCIATION, INC. 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

## SECOND INSERTION

www.volusia.realforeclose.com, at 11:00

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

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

RIVA ANNE SEGALL

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:

Name 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 payment 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  $\hbox{E-Mail: DV} idal@legal teamfor life.com$ Secondary E-Mail: Proserv@legalteamforlife.com July 10, 17, 2025 25-00310I

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.

Bv: \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: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-007971 - NaC July 10, 17, 2025 25-00308I

## SECOND 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, Florida

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 Dis-

abilities 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 1-800-955-8770. 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 BEACH, FL 32115 (386) 252-5212 (386) 252-5713 (FAX) FLORIDA BAR NO.: 356026 RobertRobinsLaw@hotmail.com ATTORNEY FOR: PLAINTIFF July 10, 17, 2025

### SECOND INSERTION

**7C** 

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@capecoral attorney.comcourt filings@cape coral attorney.comJuly 10, 17, 2025 25-00305I

SECOND 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, 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, INC.; 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: ftlreal prop@kelleykronenberg.com/s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: M23211 - JMV July 10, 17, 2025 25-00309I



The Observer delivered to your driveway

Call 386.447.9723

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

## FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

PUBLIC NOTICE

Aerial Spraying
In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below.

Control of mosquitoes by helicopter is common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.

For additional information visit the District website at <u>flaglermosquito.gov</u>. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook. Nextdoor, Instagram, and Twitter pages. For questions, please email  $\underline{info@flaglermosquito.gov}.$ 25-00115F

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000383 IN RE: ESTATE OF WAYNE THOMAS CONNON,

Deceased. The administration of the estate of WAYNE THOMAS CONNON, Deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL  $32110. \ The \ names \ and \ addresses \ of the \ per$ sonal 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED

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

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 732.2211.

The date of first publication of this notice is July 17, 2025.

DENNIS CONNON. Personal Representative Attorney for Personal Representative:

Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 167TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com July 17, 24, 2025

FIRST INSERTION

PUBLI C NOTICE Tamara Ambartsumava searching Ihor Troyan for divorce 786-393-2652 25-00238F

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 Made New, located at 1000 Palm Coast Parkway, Suite 106, in the City of Palm Coast, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 11th day of July, 2025

Palm Coast Baptist Church, Inc.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2025 CA 000184 LAKEVIEW LOAN SERVICING, LLC, ROBERTO ROTGER, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRINGBOARD CDFI: UNKNOWN SPOUSE OF ROBERTO ROTGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2). TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 08 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SEC-TION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, IN-CLUSIVE, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY. FLORIDA.

PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 359 Division 48 IN RE: ESTATE OF JOANNE E. DIGILIO Deceased.

The administration of the estate of Joanne E. Digilio, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other ersons 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 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 17, 2025. Attorney and Personal Representative: /s/ Wendy A. Mara, Esq. Florida Bar Number: 0069872 Mara Law. P.A. 555 West Granada Blvd., Ste.D-10 Ormond Beach, Florida 32174 Telephone: (386) 672-8081 Fax: (386) 265-5995 E-Mail: wamara@maralawpa.com Secondary E-Mail: paralegalm@maralawpa.com July 17, 24, 2025

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 Call of Doody located at 1860 S. Flagler Ave, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 15th day of July, 2025

Lunch Pail Projects, LLC

FIRST INSERTION

THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-PORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-MAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY

CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096 Hearing or voice impaired, please call

Dated this 11 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. eservice@decubaslewis.com

25-01123 July 17, 24, 2025

Toll Free: 1-800-441-2438

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000391

Division 48 IN RE: ESTATE OF RUTHANN RYAN Deceased.

The administration of the estate of Ruthann Ryan, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-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 Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

is July 17, 2025.

Personal Representative: /s/ Carolee Giannetta Carolee Giannetta 7 Avenue De la Mer, Apt. 904 Palm Coast, FL 32137

Attorney for Personal Representative /s/ Jennifer A. McGee Jennifer A. McGee Florida Bar No. 1023165 McGee Law, PLLC 6 Meridian Home Ln., Suite 201 Palm Coast, Florida 32137 Telephone: 386-320-7300 E-mail Addresses: jennifer@mcgeelawfl.com, lisa@mcgeelawfl.com 25-00176G July 17, 24, 2025

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 TERRABYTE GRAPHICS LLC, located at 250 PALM COAST PKWY NE, SUITE 607, BOX 205, in the City of PALM COAST, FLAGLER COUNTY, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of July, 2025

25-00247F

FIRST INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT FLAGLER COUNTY,

> PROBATE DIVISION File No. 2025-CP-000321 Division: 48

IN RE: ESTATE OF JACQUELINE MARIE ESPOSITO, Deceased

The administration of the estate of JAC-QUELINE MARIE ESPOSITO, deceased, whose date of death was August 6, 2024; File No.: 2025-CP-000321, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, Florida 32110. The name and address 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 the 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 demands against the decedent's estate must file neir claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 17, 2025.

Persons Giving Notice: JOSEPH ALESSO Morristown, NJ 07960 ALEXIS ACKER Bluffton, SC 29910

Attorney for Personal Representatives: JOHN Ě. TRAVERS, ESQ. Travers Law Office, LLC 1221 Brickell Avenue, Suite 900 Miami, Florida 33131 Tel: 786-549-1064 Facsimile: (862) 402-6082 Florida Bar No. 90498 July 17, 24, 2025 25-00177G

FIRST INSERTION

SUMMONS AND NOTICE STATE OF SOUTH CAROLINA COUNTY OF OCONEE IN THE FAMILY COURT TENTH JUDICIAL CIRCUIT 2025-DR-37-213

South Carolina Department of Social Services, Plaintiff, vs. Mariah Dupee Steven Sheely Rebecca Cooper

William Ball Defendants. IN THE INTEREST OF: Minor born in 2011

Minors Under the Age of 18
TO: DEFENDANT MARIAH DUPEE: YOU ARE HEREBY SUMMONED and required to answer the complaint in this action, the original of which has been filed in the Office of the Clerk of Court for Oconee County, a copy of which will be delivered to you upon request; and to serve a copy of your answer to the complaint upon the undersigned attorney for the plaintiff at 223A Kenneth St., Walhalla, SC, within thirty (30) days following the date of service upon you, exclusive of the day of such service; and if you fail to answer the complaint within the time stated, the plaintiff will apply for judgment by default against the defendant for the relief demanded in the complaint.

YOU ARE FURTHER NOTIFIED that: (1) the Guardian ad Litem (GAL) who is appointed by the Court in this action to represent the best interests of the child will provide the Family Court with a written report that includes an evaluation and assessment of the issues brought before the Court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office.

PLEASE TAKE FURTHER NOTICE that you have the right to be present and represented by an attorney. If you cannot afford an attorney, the court will appoint an attorney to represent you. It is your responsibility to contact the Clerk of Court's Office located in Walhalla, SC, to apply for appointment of an attorney to represent you if you cannot afford an attorney (take all of these papers with you if you apply.) IF YOU WANT AN ATTORNEY, YOU MUST APPLY FOR ONE IMMEDIATELY. S.C. DEPARTMENT OF

SOCIAL SERVICES Brittany Senerius SC Bar No: 77623 Attorney for Plaintiff SCDSS 223A Kenneth St. Walhalla, SC 29691 (864) 638-4400 FAX (864) 638-4416 July 17, 24, 31, 2025

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Ky'andre J. Moore

Case No.: CD202505389/D 3402742

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. July 17, 24, 31; August 7, 2025

25-00178G

FIRST INSERTION

NOTICE OF PUBLIC AUCTION Thursday, July 24, 2025 275 Cemetery Rd., Bunnell, FL  $\,$ 

32110 2:00 PM Local Time By virtue of default by Dovgal Express Inc.

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 March 15, 2023, payable to Commercial Credit Group Inc. ("CCG"), which obligation is secured by the property described below (the "Equipment"), CCG will sell at Public Auction, to the highest bidder, AS-IS, WHERE-IS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABIL-ITY OR ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, all of its right, title and interest to the following Equipment:

(1) 2020 Utility Reefer Trailer with Reefer Unit (SN: 6001293309)-s/n 1UYVS2531L2875015

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 com-

mitment; 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) 718-4684 for additional information or to arrange an inspection of the Equipment. 25-00241F

FIRST INSERTION TOWN CENTER AT PALM COAST

COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET:

AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING Upcoming Public Hearing and Regular Meeting

The Board of Supervisors ("Board") of the Town Center at Palm Coast Community Development District ("the District") will hold a Public Hearing on Friday, August 15, 2025 at 10:00 a.m., at Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, FL 32164. The Public Hearing will be held pursuant to Chapter 190, Florida Statutes, to hear comments and objections on the adoption of the budgets of the District for Fiscal Year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular Board meeting of the District will also be held at that time at which the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be

obtained at the Office of the District Manager, Inframark Infrastructure Management Services, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at www.towncenteratpalmcoast.org at least two (2) days before the Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and meeting may be continued to a date, time, and location to be specified on the record at the Hearing or meeting without additional publication of notice. Any person requiring special accommo-

dations at this public hearing or meeting because of a disability or physical impairment should contact the District Manager at 904-327-6465 at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired. please contact the Florida Relay Service at 7-1-1 or toll free at 1-(800) 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the public hearing and meeting.

Each person who decides to appeal any decision made by the Board with respect to

any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made. including the testimony and evidence upon which such appeal is to be based. Samantha Harvey

District Manager Jul. 17/24 25-00244F FIRST INSERTION

NOTICE OF PUBLIC AUCTION Date: Thursday, July 24, 2025 275 Cemetery Rd., Bunnell, FL

32110 1:30 PM Local Time Time:

By virtue of default by

Trans Xpress Line Inc. ( 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 October 15, 2020, 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:

2020 Utility Dry Van Trailer S/N 1UYVS2533L3821404

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 1. The bidder has pre-qualified by pre-

senting CCG with a written non-contin-

gent, 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) 718-4684 for additional information or to arrange an inspection of the Equipment. 25-00243F

FIRST INSERTION

NOTICE OF AMENDMENT TO CHAPTER 19, ARTICLE III OF THE CODE OF ORDINANCES OF FLAGLER COUNTY The Flagler County Board of County

Commissioners proposes the adoption of the following Ordinance titled similar to: AN ORDINANCE OF THE BOARD OF COUNTY COMMIS-SIONERS OF FLAGLER COUNTY, FLORIDA, PROVIDING FOR RE-ADJUSTMENT OF THE ALLOCA-TIONS OF THE TAX REVENUES IN THE TOURIST DEVELOPMENT PLAN; PROVIDING FOR INCORPORATION INTO THE FLAGLER COUNTY CODE; PROVIDING FOR SEVERABILITY; AND PROVID-ING AN EFFECTIVE DATE.

Public hearing on the ordinance will be BOARD OF COUNTY COMMISSION-

ERS - August 4, 2025 @ 9:30 p.m., or soon thereafter, in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bun nell, FL 32110. All interested persons are urged to attend

the public hearing and be heard. Anyone

wishing to express their opinion may attend the public hearing or write to Flagler County Tourist Development Office, Board of County Commissioners, 1769 E. Moody Blvd.., Bldg. 2, Bunnell, FL 32110 or email publiccomments@flaglercounty.gov at least 48 hours in advance of the public hearing. Copies of the proposed ordinance are available for review at the Flagler County Administration Office, 1769 E. Moody

Blvd.., Bldg. 2, Bunnell, FL 32110 between

the hours of 8:30 a.m. and 4:00 p.m, Mon-

day through Friday.

IF A PERSON DECIDES TO AP-PEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSION-ERS WITH RESPECT TO ANY MAT-TER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERCIANS WITH DISABILITIES ACT. PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PRO-CEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT 386-313-4005 AT LEAST 48 HOURS PRIOR TO THE MEETING.

25-00245F

SEARCH MARKET PLAG for **GREAT DEALS** 

To place an ad Call 386-447-9723



## SUBSEQUENT INSERTIONS

#### THIRD 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 25-00160F

Jul. 3/10/17/24

#### THIRD 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 as follows:

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

### THIRD 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

and the names in which it is assessed are as follows Certificate No:2023 / 48 Year of Issuance: 2023

Description of Property:

of issuance, the description of the 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

#### THIRD 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

Jul. 3/10/17/24 25-00161F

#### THIRD 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

#### THIRD INSERTION NOTICE OF APPLICATION FOR

TAX DEED IS HEREBY GIVEN

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

Certificate No: 2023 / 26 Year of Issuance: 2023 Description of Property:

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

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

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

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

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

File # 25-029 TDC Jul. 3/10/17/24 25-00180F

Honor your loved one with an elegant, affordable Tribute.

families handsome, elegant options to memorialize your loved one with a keepsake Tribute in

print and online. Once you select the style that meets your family's needs, we will handle the

details, giving your loved one a deserving life Tribute and one that your family can cherish.

UP TO 750 WORDS

Celebration

WITH PHOTO

In partnership with the Palm Coast and Ormond Beach Observers, we offer our client

### THIRD 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

## THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No: 2023 / 951 Year of Issuance:2023

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

#### THIRD 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

## THIRD 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 25-00162F

#### THIRD 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 as follows

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

#### THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Keys Funding LLC - 2023 the holder of 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 25-00218F

## THIRD 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

#### THIRD 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

### THIRD 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,

FLAGLER COUNTY, FLORIDA. Name in which assessed: JONATHAN EDELMAN All of said property being in the County

PAGE 4 THROUGH 8, INCLUSIVE,

OF THE PUBLIC RECORDS OF

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

THIRD 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 / 1554Year of Issuance: 2023 **Description of Property:**

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

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

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

Tom 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

#### THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 837 Year of Issuance: 2023 **Description of Property**:

LOT 5, OF BLOCK 26, OF PALM COAST, MAP OF FLORIDA PARK SECTION 9. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 6, AT PAGE 40, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 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

#### THIRD 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,

> Certificate No:2023 / 1418 Year of Issuance: 2023

and the names in which it is assessed are

**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/TaxDeedfrom

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

#### THIRD 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

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,

Certificate No:2023 / 1479

in which it is assessed are as follows:

Florida 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

#### THIRD 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

as follows

#### Name in which assessed: KIMBERLY A TORCHIO

County, Florida.

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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#### THIRD 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 / 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

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

Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-010 TDC

25-00215F

## THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

THE SUBDIVISION PLAT SEMI-NOLE PARK - SECTION 59, SEMI-NOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 19, **BOOK 20, PAGES 1 THROUGH 8** OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

#### Name in which assessed: LAURA WAY,

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

 $12\mathrm{th}$  day of August, 2025 at 9 a.m.

Tom Bexlev Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-023 TDC

Jul. 3/10/17/24

#### THIRD 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

Jul. 3/10/17/24

#### THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No: 2023 / 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

25-00174F

## THIRD 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 / 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://  ${\it flag} ler clerk.com/Tax Deed Auction \ on \ the$ 12th day of August, 2025 at 9 a.m.

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

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

### THIRD 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 yearof issuance, the description of the property, and the names in which it is ass

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.

#### 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 25-00186F

## THIRD 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 / 1589 Year of Issuance: 2023

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

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

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

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

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

Jul. 3/10/17/24

#### THIRD INSERTION NOTICE OF APPLICATION FOR

#### TAX DEED NOTICE IS HEREBY GIVEN, that

Keys Funding LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are Certificate No: 2023 / 722

Year of Issuance: 2023 Description of Property: Lot 45, Ocean Hammock Parcel A-5 Plat One, according to the plat thereof, recorded in Plat Book 33, Page 20, of the Public Records of

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

Flagler County, Florida.

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

Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-008 TDC 25-00213F

Jul. 3/10/17/24

## SECOND 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

25-00168G

25-00236F

#### THIRD INSERTION THIRD INSERTION NOTICE OF APPLICATION FOR

TAX DEED

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

Name in which assessed:

**Jack Goldenberg** 

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

be redeemed according to law the property described in such certificate or certificate(s)  $% \left( s\right) =\left( s\right) \left( s\right$ 

will be sold to the highest bidder via an

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

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

By: Jannet Dewberry, Deputy Clerk

File # 25-015 TDC

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

Jul. 3/10/17/24

Unless such certificate or certificates shall

 $Records\ of\ Flagler\ County,\ Florida.$ 

NOTICE IS HEREBY GIVEN, that

## 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 Description of Property: Lot 2, Block 3, Country Club Cove Section 8, Palm Coast, according to the map or plat thereof as recorded in Plat Book 6, Page 28, as amended by instrument recorded in O.R. Book 35, Page 528, Public Records of 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

Jul. 3/10/17/24

## THIRD 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 / 754 Year of Issuance: 2023 Description of Property: Lot 2, of Block 4, of Palm Coast, Map of Florida Park, Section 1, according to the plat thereof, as recorded in Map Book 5, Pages 86-92, of the Public Records of Flagler County, Florida; and as amended by instrument recorded in Official Records Book 35, Page 528 of the Public Records of Flagler County.

## Name in which assessed: 72 Farragut Dr Trust All of said property being in the County of

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

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

File # 25-014 TDC Jul. 3/10/17/24 25-00219F

#### SECOND 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: **DATE:** August 7, 2025

12:30 p.m. TIME:

25-00220F

LOCATION: Flagler County Government Services Building

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.

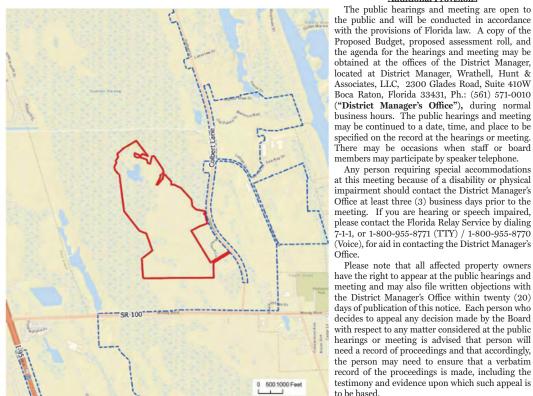
Description of Assessments The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the 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 property, 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.



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 & 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 to be based.

District Manager Wrathell, Hunt and Associates, LLC

July 10, 17, 2025

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# July 3, 10, 17, 24, 2025

# common elements. Name in which assessed: European Village LLC All of said property being in the County of Flagler, State of Florida.

12th day of August, 2025 at 9 a.m. Clerk of the Circuit Court &

Jul. 3/10/17/24

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 PAGES 41 THROUGH 50 AND MAP

# MICHAEL S MALCOLM-SMITH

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

THIRD INSERTION

NOTICE OF ADOPTION OF AN ORDINANCE CREATING THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT Pursuant to Section 190.00(1)(d), Florida Statutes, the City of Palm Coast City Council members hereby provide notice of consideration of a petition by Lighthouse Palm Coast Holdings, LLC, seeking the creation of the Lighthouse Community Development District

and possible adoption of the following Ordinance titled similar to: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, ESTABLISHING THE CREATION OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, 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 ACTIONS AND APPROVING FOR AN EFFECTIVE DATE

Public hearing on the above-captioned matter will be held as follows: 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 located at 160 Lake Ave., Palm Coast, Florida.

the City Clerk at 386-986-3713. The public is encouraged to participate in the processes and procedures of the City. Members of the pubic who wish to submit comments, exhibits, or other documents for consideration at the Public Hearing may submit them to the following: CityClerk@ palmcoastgov.com. The e-mail should indicate that they are intended for public participation and may be submitted up until 5 pm the day before the meeting. The City reserves the right to redact or reject Documentary Evidence containing obscene material or

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

material that is confidential pursuant to state law. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

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

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

#### 2570 at least 48 hours prior to the meeting. LOCATION MAP OF THE LIGHTHOUSE

