

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION</p> <p>CASE NO. 2024 12899 CICI NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARVIN S. VASQUEZ; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 2, 2025, and entered in Case No. 2024 12899 CICI of the Circuit Court in and for Volusia County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MARVIN S. VASQUEZ; UNKNOWN TENANT NO.1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on August 8, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 32, SHOTWELL'S JUNGLE GARDEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 25, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-</p>
<p>VIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>THESE ARE NOT COURT INFORMATION NUMBERS</p> <p>SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES</p> <p>Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.</p> <p>ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL</p> <p>DATED July 22, 2025.</p> <p>By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1463-199352 / BJB July 24, 31, 2025 25-003451</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 24-CP-014543</p> <p>IN RE: ESTATE OF LYDIA MARIE SIMKO</p> <p>Deceased.</p> <p>The administration of the estate of Lydia Marie Simko, deceased, whose date of death was December 24, 2023, 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 representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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. 732.221, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 24, 2025.</p> <p>Personal Representative: /s/ Paul Simko Paul Simko 3673 Perthshire Court Kewswick, Virginia 22947 Attorney for Personal Representative: /s/ Tiffani K. Thornton Tiffani K. Thornton, Esq. FBN: 1007807 THE LAW OFFICE OF TIFFANI K. THORNTON 653 W. Lumsden Rd. Brandon, FL 33511 Telephone: 813-337-7349 Primary email: tiffani@tktlaw.org Counsel for Personal Representative July 24, 31, 2025 25-003361</p>
<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999</p> <p>Sale Date August 8, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309</p> <p>V13223 1988 SER FL9345RK Hull ID#: SERT7355B888 inboard pleasure gas fiberglass 30ft R/O William F Donovan III Lienor: City of Daytona/Halifax Harbor Marina 450 Basin St Daytona Beach Jul. 24/31 25-00079V</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 12055 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF MELISSA ANNE KAVANAGH</p> <p>Deceased.</p> <p>The administration of the estate of Melissa Anne Kavanagh deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32174. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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. 732.221, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 24th, 2025</p> <p>Personal Representative: /s/ James M. Kavanagh James M. Kavanagh 20 Talaquah Blvd. Ormond Beach, FL 32174 Attorney for Personal Representative: /s/ Robert Kit Korey Robert Kit Korey Email Addresses: Kit@koreylawpa.com dwargo@koreylawpa.com Florida Bar No. 147787 595 W. Granada Blvd., Suite A ORMOND BEACH, FL 32174 Telephone: 386-677-3431 July 24, 31, 2025 25-003381</p>
<p>FIRST INSERTION</p> <p>NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>Case No.: 2025 11429 CIDL</p> <p>FAIRWINDS CREDIT UNION,</p> <p>Plaintiff, vs.</p> <p>ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY THROUGH, UNDER OR PATRICK ALEXANDER; EMBER C. MARTIN; UNKNOWN SPOUSE OF EMBER C. MARTIN, SHARON ELAINE YOUNG, UNKNOWN SPOUSE OF SHARON ELAINE YOUNG, and UNKNOWN TENANT, Defendants.</p> <p>TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, OR UNDER PATRICK ALEXANDER, 1095 East Graves Avenue, Orange City, Florida 32763</p> <p>Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, OR UNDER PATRICK ALEXANDER that an action of foreclosure on the following property in Volusia County, Florida: 1095 East Graves Avenue, Orange City, Florida 32763</p> <p>Legal: The East 100 feet of the West 400 feet of the North 250 feet of the South 300 feet of the South 1/4 of Government Lot 7, Section 2, Township 18 South, Range 30 East, Volusia County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Andrew W. Houchins, the Plaintiff's attorney, whose address is, P.O. Box 3146, Orlando, FL 32802, on or before Aug 1, 2025 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>DATED ON July 1, 2025.</p> <p>CLERK OF THE CIRCUIT COURT CIVIL-DELAND (SEAL) By: /s/ Shawnee S. Smith Deputy Clerk</p> <p>Andrew W. Houchins Plaintiff's attorney P.O. Box 3146 Orlando, FL 32802 July 24, 31, 2025 25-003421</p>
<p>FIRST INSERTION</p> <p>Notice Under Fictitious Name Law</p> <p>According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Rock Paper Supply, located at 58 W Granada Blvd, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 16th day of July, 2025.</p> <p>Beth O'Connor Murals and Custom Painting LLC</p> <p>Jul. 24 25-00080V</p>
<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>The following personal property of Asia Yvonne Lynn will on the 7th day of August 2025 at 10:00 a.m., on property at 1300 Hand Avenue, Lot #F-22, Ormond Beach, Volusia County, Florida 32174, in Pinewood Mobile Home Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:</p> <p>Year/Make: 1982 SKYL Mobile Home VIN No.: 01610389R Title No.: 21262538 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 Jul. 24/31 24-00081V</p>

FIRST INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION</p> <p>CASE NO.: 2024 13073 CICI DIVISION: DIVISION 32 - CIRCUIT CIVIL</p> <p>WELLS FARGO BANK, N.A., Plaintiff, vs. EUGENE D. MITCHELL, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 11, 2025, and entered in Case No. 2024 13073 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Eugene D. Mitchell, , are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the August 13, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT(S) 30, OF BREAKAWAY TRAILS, PHASE 2 AS RECORDED IN PLAT BOOK 41, PAGE 185, ET SEQ., OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.</p> <p>A/K/A 83 SHADOWCREEK WAY ORMOND BEACH FL 32174</p> <p>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.</p> <p>ATTENTION PERSONS WITH DISABILITIES: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.</p> <p>THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907.</p> <p>Dated this 10 day of July, 2025.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 E-Service: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 IN/24-029824 July 24, 31, 2025 25-003321</p>
<p>FIRST INSERTION</p> <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 11048 PRDL</p> <p>Division Probate</p> <p>IN RE: ESTATE OF GARY MICHAEL MAZZOLI</p> <p>Deceased.</p> <p>The administration of the estate of GARY MICHAEL MAZZOLI, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, 2nd Floor, Room A222, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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. 732.221, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 24, 2025.</p> <p>Personal Representative: /s/ Diane A. Mazzoli DIANE A. MAZZOLI 1446 Stone Trail Deltona, Florida 32725 Attorney for Personal Representative: /s/ Willie Roy Wilkes Willie Roy Wilkes Attorney Florida Bar Number: 608475 1622 Grand Heritage Blvd. Valrico, FL 33594 Telephone: (863) 414-8424 Fax: (813) 798-5981 E-Mail: wilkes.wroy@gmail.com July 24, 31, 2025 25-003411</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CASE NO. 2024 13394 CICI</p> <p>REGIONS BANK DBA REGIONS MORTGAGE</p> <p>Plaintiff, v.</p> <p>THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOE B WOODY JR, DECEASED; JOE BOYD WOODY, III; UNKNOWN SPOUSE OF JOE BOYD WOODY, III; MELANIE ANN SYKES; UNKNOWN SPOUSE OF MELANIE ANN SYKES; STEPHANIE LEE WOODY; UNKNOWN SPOUSE OF STEPHANIE LEE WOODY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; WINCHESTER MANOR ASSOCIATION, INC.</p> <p>Defendants.</p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 12, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:</p> <p>UNIT NO 214, THE WINCHESTER MANOR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 1584, PAGE 657, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1710, PAGE 1918 AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH</p>
<p>IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.</p> <p>a/k/a 10 LYNNHURST DR APT 214, ORMOND BEACH, FL 32176-3752</p> <p>at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on August 08, 2025 beginning at 11:00 AM.</p> <p>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.</p> <p>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.</p> <p>Dated at St. Petersburg, Florida this 11 day of July, 2025.</p> <p>Designated Email Address: efilng@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000010545 July 24, 31, 2025 25-003331</p>

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2025 11739 CIDL</p> <p>FINANCE OF AMERICA REVERSE LLC,</p> <p>Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BONITA I. FOSTER, DECEASED, et. al.</p> <p>Defendant(s),</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BONITA I. FOSTER A/K/A BONITA FOSTER, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>TO: AUDREY TRACY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p>
<p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 15, BLOCK 34, DELTONA LAKES UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 101 THROUGH 104, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before AUG 18 2025 /(30 days from Date of First Publication of this Notice) 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 filed herein.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Volusia County, Florida, this 17th day of July, 2025.</p> <p>CLERK OF THE CIRCUIT COURT CIVIL-DELAND (SEAL) By: /s/ Shawnee S. Smith DEPUTY CLERK</p> <p>ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-295375 July 24, 31, 2025 25-003351</p>

FIRST INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CASE NO. 2023 32394 CICI</p> <p>THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12,</p> <p>Plaintiff, vs.</p> <p>KELLY HOLTER A/K/A KELLY ALLEN HOLTER; LEANNE HOLTER A/K/A LEANNE MARIE REIBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; UNKNOWN SPOUSE OF LEANNE HOLTER A/K/A LEANNE MARIE RIEBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA;</p> <p>Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the May 23, 2025 Foreclosure Sale and Rescheduling the Foreclosure Sale dated May 22, 2025, and entered in Case No. 2023 32394 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, is Plaintiff and KELLY HOLTER A/K/A KELLY ALLEN HOLTER; LEANNE HOLTER A/K/A LEANNE MARIE REIBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; UNKNOWN SPOUSE OF LEANNE HOLTER A/K/A LEANNE MARIE RIEBEL HOLTER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 22ND day of AUGUST, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 17, PALM GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 201 OF THE PUBLIC RECORDS OF VOLUSIA</p>
<p>COUNTY, FLORIDA.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.</p> <p>Su ou se yon moun ki ankikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si lè ou gen pou parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.</p> <p>Dated this 18th day of July, 2025</p> <p>VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 CR18286-23/sap July 24, 31, 2025 25-003371</p>

FIRST INSERTION

WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Waypointe Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 12, 2025

TIME: 1:00 PM

LOCATION: Storch Law Firm
420 S. Nova Road
Daytona Beach, Florida 32114

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") or by visiting the District's website, https://waypointecdd.com/.

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

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

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

District Manager

July 24, 31, 2025

25-003401

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION DIVISION

CASE NO. 2024 10407 CIDL

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs.

MATTHEW A. CORBIN AND AMANDA M. CORBIN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2024, and entered in 2024 10407 CIDL 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 RCF2 ACQUISITION TRUST is the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on August 14, 2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT 5, BLOCK 16, MAP OF ORANGE

CITY AND VICINITY, COPIED FROM E.R. TRAFFORD'S SURVEY MADE MARCH 1877, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 7, AS RECERTIFIED IN MAP BOOK 17, AT PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 451 E FRENCH AVENUE, ORANGE CITY, FL 32763

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 21 day of July, 2025.

By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
23-133323 - NaC

July 24, 31, 2025

25-003431

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 Supreme Beans by Seated Together, located at 927 Beville Rd Ste 10, in the City of South Daytona, Volusia County, FL 32119 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.

Seated Together, LLC

Jul. 24

25-00083V

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FIRST INSERTION

CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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.

The Board of Supervisors ("Board") for the Cresswind DeLand Community Development District ("District") will hold the following two public hearings and a regular meeting on August 22, 2025, at 10:00 a.m., 1230 Club Cresswind Way, DeLand, Florida 32724

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 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, 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 2025/2026; 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.

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance 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:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
SF 40'	153	0.8	\$304.38
SF 50'	311	1.0	\$380.47
SF 60'	135	1.2	\$456.56

(1) Annual O&M Assessment includes County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025/2026, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance 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) is met. 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.

Land Use

Total # of Units / Acres

Equivalent Assessment Unit Factor

Annual O&M Assessment(1)

SF 40'

153

0.8

\$304.38

SF 50'

311

1.0

\$380.47

SF 60'

135

1.2

\$456.56

(1) Annual O&M Assessment includes County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025/2026, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance 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) is met. 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.

FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT

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

The Board of Supervisors ("Board") of the Deering Park Stewardship District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 12, 2025

TIME: 2:00 p.m.

LOCATION: Storch Law Firm
420 S. Nova Road
Daytona Beach, Florida 32114

The meeting will also be held by means of communications media technology as follows: https://teams.microsoft.com/l/meetup-join/19%3ameeting_Mml5ZWNIMjktNTY5N...y00ZDFjLWwN2lY7Q2ZWVjMTgoOGL3%40thread.v2/0?context=%7b%22Tid%22%3a%2294348502-fda0-4a80-8edb-52bd87fa537b%22%2c%22Oid%22%3a%2250b37528-b730-4578-8935-dc90866a9569%22%7d

Meeting ID: 221 087 084 094 Passcode: dr2YoW

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://deeringparkstewardship.com/.

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

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

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

District Manager

July 24, 31, 2025

25-003391

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FIRST INSERTION

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager

July 24, 2025

25-003441

July 24, 2025

25-003441

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025 11341 CICI

CHASE HOME LENDING MORTGAGE TRUST 2023-RPL3, Plaintiff, vs.

CHRISTOPHER SCOTT BRYAN, et. al. Defendant(s),

TO: CHRISTOPHER SCOTT BRYAN, UNKNOWN SPOUSE OF CHRISTOPHER SCOTT BRYAN,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 33 AND THE NORTHERLY 7.00 FEET OF THE WESTERLY 8.00 FEET OF LOT 32, BLOCK 2, ROOSEVELT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 11, PAGE(S) 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before AUG 18 2025 / (30 days from Date of First Publication of this Notice) 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 filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 17 day of July, 2025.

LAURA E ROTH

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-291175

July 24, 31, 2025

25-003341

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SUBSEQUENT INSERTIONS

SECOND 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 adoption 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 forty-eight (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
Jul. 17/24

25-00070V

SAVE TIME

Email your Legal Notice
legal@observerlocalnews.com

SUBSEQUENT INSERTIONS

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA File No. 2025 10435 PRDL Div:10 IN RE: ESTATE OF DOROTHY STELLA WARKE, Deceased.	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.
The administration of the estate of DOROTHY 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, DeLand, 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 SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 by a creditor as specified under section 732.221. The date of first publication of this notice is July 17, 2025.	TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of 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 NOTIFIED 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. NOTWITHSTANDING 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. 732.221, Florida Statutes. The date of first publication of this Notice is July 17, 2025. Personal 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. 9955 Tamiami Trail North, STE 4 Naples, Florida 34108 Telephone: (239) 207-3403 E-Mail: alexandra@flestatelaw.com July 17, 24, 2025 25-003291
SECOND INSERTION	SECOND 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 LIMITED LIABILITY COMPANY AND THE CITY OF DAYTONA BEACH A FLORIDA MUNICIPAL CORPORATION are the Defendants. 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	said Default Final Judgment of Mortgage Foreclosure and Other Relief, to wit: LOT 16, BLOCK 26, FAIRWAY UNIT #1, ACCORDING TO PLAT THERE- OF AS RECORDED IN PLAT BOOK 25, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 1249 Suwanee Rd., Daytona, FL 32114 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. 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 E-Mail: Matthew@HowardLaw.com July 17, 24, 2025 25-003181

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SECOND INSERTION	SECOND 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.	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 Ronald Burns McCreedy, 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 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 17, 2025.	The administration of the estate of WILLIAM 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 25-003271
SECOND INSERTION	SECOND 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,	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11424 PRDL IN RE: ESTATE OF REBECCA J. WILLIAMS, Deceased.
The administration of the estate of Brandon 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 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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: cynthia@flestataparegal.com July 17, 24, 2025 25-003201	The administration of the estate of REBECCA 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 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 notice 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 25-003221

SECOND INSERTION	SECOND 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.	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 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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@atacauselaw.com Secondary E-Mail: shelby@atacauselaw.com July 17, 24, 2025 25-003301	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 persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 17, 2025. Personal Representative: Beverly Alfimow 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 25-003281
SECOND INSERTION	SECOND 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, ACCORDING 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. Laura E. Roth Clerk of said Court CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith As Deputy Clerk 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 25-003161	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 NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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 25-003231

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SUBSEQUENT INSERTIONS

SECOND 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,
Defendant,
TO: 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 in 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

SECOND INSERTION

NOTICE OF ACTION AMENDED
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11199 CICI
SHILU DODANI,
Plaintiff, vs.
WEST AVENUE GROUP, LLC, ET AL,
Defendants.
TO: KEYYI, LLC & TIMBER TRAIL TRUST
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Volusia County, Florida:
S 100 FT OF N 320 FT OF E 165 FT OF LOT 30 BLK 21 FLEMING FITCH GRANT AKA LOT 9 RIVIERA ESTATES UNREC SUB NO 233 PER OR 4208 PG 2416 PER OR 5646 PG 3652 AND OER OR 5673 PG 2369
Property Appraisers Parcel Number: 424269000090
Property address: 18 Timber Trail, Ormond Beach, FL 32174

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, Daytona Beach, FL 32114, 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.

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.

Dated: JUL 10 2025.

CLERK OF THE CIRCUIT COURT
CIVIL-DELAN
(SEAL) By: /s/ Shawnee S. Smith
Deputy Clerk

Shilu Dodani
c/o Attorney Robert Robins,
1206 S. Ridgewood Avenue,
Daytona Beach, FL 32114
July 17, 24, 2025

SECOND 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 Personal Representative and the Personal Representative's attorney are set forth below.

NAME OF PERSONAL REPRESENTATIVE: SHALONDA ISSAC, ADDRESS: 1050 Palmer Road, Lithonia, Georgia 30058. RELATIONSHIP TO DECEDENT: DAUGHTER.

All creditors of the decedent and other 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 PUBLICATION 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

SECOND 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 Tenant, that:

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, Range 35 East, Volusia Coun-

ty, 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°36'40" West, a distance of 100.00 feet, thence North 38°23'20" East, a distance of 50.00 feet to the Point of Beginning.

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

DATED THIS 8 day of July 2025.

William A. Treco, Esquire
SUBMIT BILL TO:
Tepco Treco
499 NW 70 Avenue, Suite 112
Plantation, Florida 33317
954-565-3231
william@teppstresco.com
Florida bar No: 89409
July 17, 24, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION:
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; RICHELIE 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 at 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 ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 36, AT PAGES 95 AND 96, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 714 HAWKS RIDGE RD, PORT ORANGE, 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 REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING 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 711.

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
24-03030
July 17, 24, 2025

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Tyrell 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.

July 17, 24, 31; August 7, 2025

TENTH INSERTION

Land Patent

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

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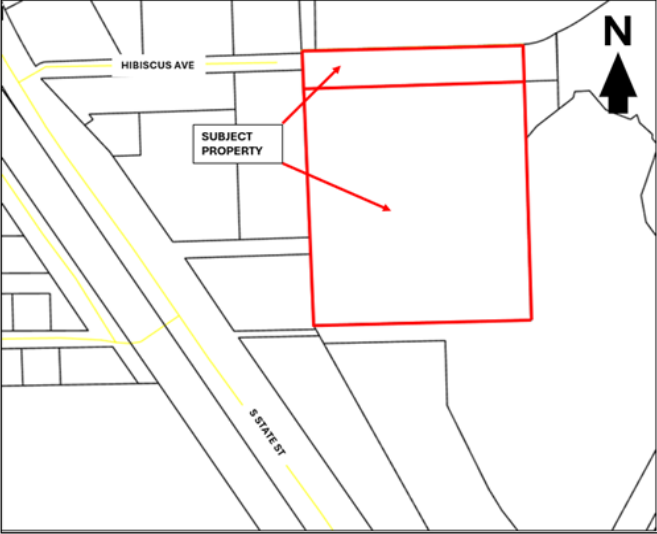
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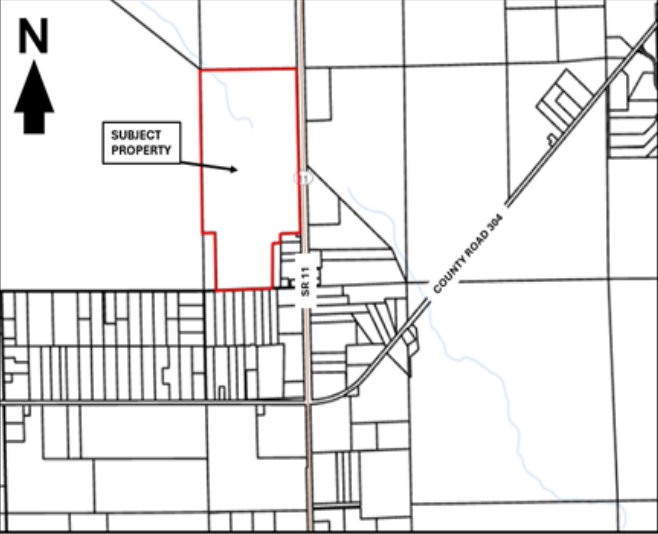
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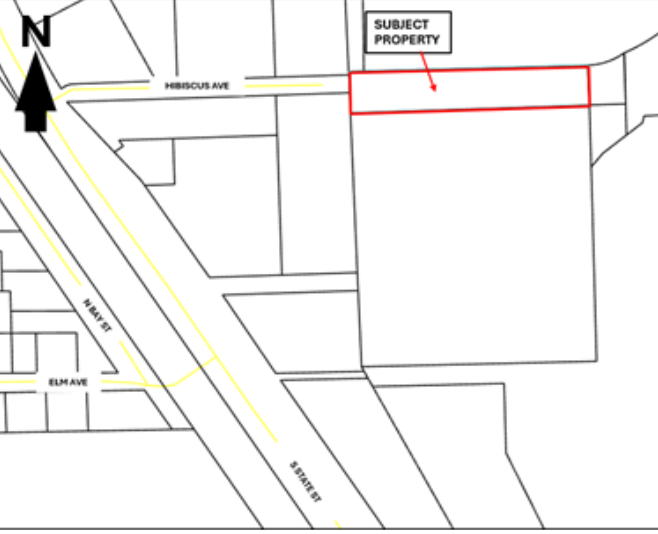
FIRST INSERTION		
<p>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 2024 CA 000446</p> <p>DIVISION: 61 - COUNTY CIVIL, SMALL</p> <p>THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2005-A, Plaintiff, vs.</p> <p>TERESA FUENTES-MARCHESANI, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 10, 2025, and entered in Case No. 2024 CA 000446 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-A, is the Plaintiff and Theresa Fuentes-Marchesani, Rafael Fuentes, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the August 15, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 24, OF BLOCK 6, OF PALM COAST, MAP OF BELLE TERRE, SECTION 17, ACCORDING TO</p>		
<p>THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGES 12-16, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</p> <p>A/K/A 8 BOYD PLACE PALM COAST FL 32137</p> <p>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.</p> <p>ATTENTION: PERSONS WITH DISABILITIES</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.</p> <p>THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.</p> <p>Dated this 07 day of July, 2025.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lauren Heggestad Florida Bar #85039 Lauren Heggestad, Esq. IN/23-012481 July 24, 31, 2025</p>		
25-00180G		

FIRST INSERTION		
<p>NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA</p> <p>NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 5th day of August 2025, for the purpose of hearing a special exception modification, before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.</p> <p>SE 2025-03</p> <p>REQUESTING APPROVAL FOR A MODIFICATION TO AN APPROVED SPECIAL EXCEPTION WITHIN THE L-1, LIGHT INDUSTRIAL DISTRICT FOR A CONCRETE BATCH PLANT, LOCATED ON HIBISCUS AVENUE.</p> <p>ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.</p> <p>NOTICE: If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)</p>		
		
Jul. 24 25-00259F		

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2024 CP 000400</p> <p>Division 48</p> <p>IN RE: ESTATE OF EDITH SANTOMENNO Deceased.</p> <p>The administration of the estate of Edith Santomenno, deceased, whose date of death was March 26, 2024, 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 names and addresses of the curator and the curator's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 24, 2025.</p> <p>Curator:</p> <p>Thomas J. Upchurch, Esquire 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117</p> <p>Attorney for Curator: Thomas J. Upchurch, Esquire Florida Bar No. 0015821</p> <p>Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Primary Email: service@upchurchlaw.com Secondary Email: clutes@upchurchlaw.com July 24, 31, 2025</p>		
25-00182G		

FIRST INSERTION		
<p>PUBLIC NOTICE</p> <p>NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY LAND DEVELOPMENT CODE</p> <p>Pursuant to Section 125.66, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance amending the subdivision platting process within the unincorporated area of Flagler County to coincide with Florida Statutes, said ordinance titled similar to:</p> <p>AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE FLAGLER COUNTY LAND DEVELOPMENT CODE (APPENDIX C TO THE FLAGLER COUNTY CODE OF ORDINANCES) RELATED TO SUBDIVISION PLATTING BY AMENDING ARTICLE IV, SUBDIVISION REGULATIONS, OF THE LAND DEVELOPMENT CODE, APPENDIX C, CODE OF ORDINANCES; SPECIFICALLY AMENDING PROCESSES RELATED TO THE REVIEW AND APPROVAL OF PRELIMINARY AND FINAL PLATS BY FLAGLER COUNTY; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.</p> <p>Public hearings on the ordinance will be held in the location listed below at the dates and times provided:</p> <p>PLANNING AND DEVELOPMENT BOARD - Review and Recommendation - Tuesday, August 12, 2025 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.</p> <p>BOARD OF COUNTY COMMISSIONERS - First Reading and Adoption - Monday, August 18, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.</p> <p>All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposed ordinance, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 am to 5:00 pm.</p> <p>IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.</p> <p>IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.</p>		
Jul. 24 25-00256F		
FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 CP 000437</p> <p>Division 48</p> <p>IN RE: ESTATE OF ANN MARIE TAI Deceased.</p> <p>The administration of the estate of Ann Marie Tai, deceased, whose date of death was September 1, 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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 24, 2025.</p> <p>Personal Representatives:</p> <p>/s/ Christopher Tai Christopher Tai 1410 York Avenue, Apt. 6D New York, NY 10021</p> <p>/s/ Jeffrey Tai Jeffrey Tai 500 East 78th St., Apt. 14D New York, NY 10128</p> <p>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, Secondary E-mail: lisa@mcgeelawfl.com July 24, 31, 2025</p>		
25-00181G		

FIRST INSERTION		
<p>NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA</p> <p>NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 5th day of August 2025, for the purpose of hearing Administrative Order 2025-XX (Application No. RSD 2025-01), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.</p> <p>CITY OF BUNNELL, FLORIDA CITY COMMISSION ADMINISTRATIVE ORDER 2025-XX</p> <p>AN ORDER OF THE CITY OF BUNNELL, FLORIDA CITY COMMISSION APPROVING THE NON-PLATTED MINOR RURAL SUBDIVISION APPLICATION NO. RSD 2025-01, HAW CREEK COUNTRY ESTATES RURAL SUBDIVISION, PARCEL ID: 19-13-30-1650-03010-0000 TO LEGALLY SUBDIVIDE THE PARCEL INTO SIX INDIVIDUAL PARCELS FOR THE HAW CREEK COUNTRY ESTATES RURAL SUBDIVISION; PROVIDING FOR AN EFFECTIVE DATE.</p> <p>ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Administrative Order, either in person or in writing, might preclude the ability of such person to contest the Administrative Order at a later date. A copy of all pertinent information to this Administrative Order can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.</p> <p>NOTICE: If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)</p>		
		
Jul. 24 25-00257F		

FIRST INSERTION		
<p>NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA</p> <p>NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 5th day of August 2025, for the purpose of hearing Ordinance 2025-XX (Application No. ZMA 2025-02), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.</p> <p>ORDINANCE 2025-XX</p> <p>AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 1.36± ACRES, BEARING PARCEL ID: 14-12-30-3750-000Q0-0011 LOCATED DIRECTLY AT THE END OF HIBISCUS AVENUE IN THE CITY OF BUNNELL LIMITS FROM "R-1, SINGLE FAMILY RESIDENTIAL DISTRICT" TO "L-1, LIGHT INDUSTRIAL DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.</p> <p>ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.</p> <p>NOTICE: If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)</p>		
		
Jul. 24 25-00258F		

FIRST INSERTION		
<p>NOTICE OF PUBLIC SALE</p> <p>Notice is hereby given that on 8/08/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1997 HYLI TV 19LBA02U-4VA977767 . Last Tenants: BRIAN ARTHUR RUDI, MAUREEN JOAN RUDI, AND UNKNOWN PARTY OR PARTIES IN POSSESSION 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.</p>		
Jul. 24/31 25-00261F		
FIRST INSERTION		
<p>Notice Under Fictitious Name Law</p> <p>According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TERRABYTE GFX 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.</p> <p>Dated this 15th day of July, 2025</p> <p>Terrabyte Graphics Jul. 24</p>		
25-00251F		

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FIRST INSERTION		
<p>PUBLIC NOTICE</p> <p>NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY CODE OF ORDINANCES</p> <p>Pursuant to Section 125.66, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance amending the listing of activities which are exempt from the County's noise decibel regulations titled similar to:</p> <p>AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE FLAGLER COUNTY CODE OF ORDINANCES RELATED TO THE LISTING OF ACTIVITIES WHICH ARE EXEMPT FROM NOISE DECIBEL REGULATIONS BY AMENDING SECTION 22-56, EXEMPTIONS, OF ARTICLE III, NOISE, OF CHAPTER 22, NUISANCES, OF THE CODE OF ORDINANCES; SPECIFICALLY AMENDING THE LISTING OF EXEMPT ACTIVITIES TO INCLUDE AMPLIFIED SOUND RESULTING FROM ANY APPROVED PUBLIC, SEMI-PUBLIC, AND SPECIAL USE; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.</p> <p>Public hearings on the ordinance will be held in the location listed below at the dates and times provided:</p> <p>PLANNING AND DEVELOPMENT BOARD - Review and Recommendation - Tuesday, August 12, 2025 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.</p> <p>BOARD OF COUNTY COMMISSIONERS - First Reading and Adoption - Monday, August 18, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.</p> <p>All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposed ordinance, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 am to 5:00 pm.</p> <p>IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.</p> <p>IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.</p>		
Jul. 24 25-00255F		
SUBSEQUENT INSERTIONS		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT FLAGLER COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 2025-CP-000321</p> <p>Division: 48</p> <p>IN RE: ESTATE OF JACQUELINE MARIE ESPOSITO, Deceased</p> <p>The administration of the estate of JACQUELINE 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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 17, 2025.</p> <p>Persons Giving Notice:</p> <p>JOSEPH ALESSO 11 Northbridge Place Morristown, NJ 07960</p> <p>ALEXIS ACKER 147 Station Parkway Bluffton, SC 29910</p> <p>Attorney for Personal Representatives: JOHN E. 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</p>		
25-00177G		
FIRST INSERTION		
<p>NOTICE</p> <p>2006 Silver Honda Civic with VIN: 2HGFA16836H528311 was seized for forfeiture by the Flagler County Sheriff's Office on May 29, 2025.</p> <p>The item was seized at or near London Dr and Lee Dr, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2025 CA 000412 in the 7th Circuit Court.</p>		
Jul. 24/31 25-00248F		

SUBSEQUENT INSERTIONS

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 2025 CA 000184</p> <p>LAKEVIEW LOAN SERVICES, LLC, Plaintiff, vs.</p> <p>ROBERTO ROTGER, JR.;</p> <p>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.</p> <p>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:</p> <p>LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL 32164</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER</p>
<p>THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING 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.</p> <p>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.</p> <p>To request such an accommodation, please contact Court Administration in advance of the date the service is needed:</p> <p>Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096</p> <p>Hearing or voice impaired, please call 711.</p> <p>Dated this 11 day of July 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156</p> <p>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</p> <p>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</p> <p>eservice@decubaslewis.com 25-01123</p> <p>July 17, 24, 2025 25-00173G</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 2025 CP 000383</p> <p>IN RE: ESTATE OF WAYNE THOMAS CONNOR, Deceased.</p> <p>The administration of the estate of WAYNE THOMAS CONNOR, 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 personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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 732.221.</p> <p>The date of first publication of this notice is July 17, 2025.</p> <p>DENNIS CONNOR, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicenter, 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 25-00174G</p>
FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate No:2023 / 48 Year of Issuance:2023 Description of Property: That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0A°-10'-00"E, along the East line of said Section 24, 2298.65 feet; Thence run due West, 371.96 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 383 of Unit IV of the unrecorded plat of Flagler Estates.</p> <p>Name in which assessed: RICHARD A CORRADO</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>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 25-00179F</p>

SECOND INSERTION
<p>TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT</p> <p>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET: AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING</p> <p>Upcoming Public Hearing and Regular Meeting</p> <p>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, <i>Florida Statutes</i>, 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.</p> <p>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.towncenter-atpalmcoast.org at least two (2) days before the Public Hearing date.</p> <p>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.</p> <p>Any person requiring special accommodations 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.</p> <p>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.</p> <p>Samantha Harvey District Manager</p> <p>Jul. 17/24 25-00244F</p>
FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>Certificate No:2023 / 38 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 NORTH-EAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2463.65 FEET; THENCE RUN DUE WEST 2682.44 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 264 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES. ALSO WITH: THAT PORTION OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2623.65 FEET; THENCE RUN DUE WEST, 2682.92 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST, 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 265 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES.</p> <p>Name in which assessed: FAY H LEW</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>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 25-00181F</p>

FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>Certificate No:2023 / 1509 Year of Issuance:2023 Description of Property: LOT 17, BLOCK 2, OF PALM COAST, MAP OF SEMINOLE PARK, SECTION 60, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE(S) 48 THROUGH 55, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</p> <p>Name in which assessed: ANH HOANG MILLSPAUGH</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>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</p>
FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>Certificate No:2023 / 38 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 NORTH-EAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2463.65 FEET; THENCE RUN DUE WEST 2682.44 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 264 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES. ALSO WITH: THAT PORTION OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2623.65 FEET; THENCE RUN DUE WEST, 2682.92 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST, 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 265 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES.</p> <p>Name in which assessed: FAY H LEW</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>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 25-00183F</p>

FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:</p> <p>Certificate No:2023 / 779 Year of Issuance:2023 Description of Property: LOT 2, BLOCK 3, REVISED SUBDIVISION OF COUNTRY CLUB COVE - SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 4 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</p> <p>Name in which assessed: JONATHAN EDELMAN</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>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 25-00183F</p>
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<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>Certificate No:2023 / 1507 Year of Issuance:2023 Description of Property: RESERVED PARCEL "G-4" OF THE SUBDIVISION PLAT SEMINOLE PARK - SECTION 59, SEMINOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 19, PAGES 41 THROUGH 50 AND MAP BOOK 20, PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</p> <p>Name in which assessed: LAURA WAY, MICHAEL S MALCOLM-SMITH</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-023 TDC Jul. 3/10/17/24 25-00174F</p>
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The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



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FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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:</p> <p>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</p> <p>Name in which assessed: 70 BIRCHWOOD DRIVE TRUST</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jessie Whitley, Deputy Clerk File # 25-017 TDC Jul. 3/10/17/24 25-00170F</p>
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<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>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.</p> <p>Name in which assessed: ALYSSA K PAFFRATH, ROBERT PAFFRATH</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>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 25-00177F</p>
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<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>Certificate No:2023 / 1507 Year of Issuance:2023 Description of Property: RESERVED PARCEL "G-4" OF THE SUBDIVISION PLAT SEMINOLE PARK - SECTION 59, SEMINOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 19, PAGES 41 THROUGH 50 AND MAP BOOK 20, PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</p> <p>Name in which assessed: LAURA WAY, MICHAEL S MALCOLM-SMITH</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-023 TDC Jul. 3/10/17/24 25-00174F</p>

FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>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 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.)</p> <p>Name in which assessed: FRANCIS A KELLY JR, GAIL F KELLY</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-020 TDC Jul. 3/10/17/24 25-00171F</p>
FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>Certificate No:2023 / 1418 Year of Issuance:2023 Description of Property: LOT 23, BLOCK 62, PALM COAST, MAP OF ULYSSES TREES, SECTION 57, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 17, PAGE(S) 24 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.</p> <p>Name in which assessed: ALEXEY KUZNECHIKHIN, GENNADY NECHAEV</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-027 TDC Jul. 3/10/17/24 25-00178F</p>

FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>Certificate No:2023 / 1554 Year of Issuance:2023 Description of Property: Lot 16, of Block 22, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof, as recorded in Map Book 18, at Page 40 of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35 at page 528 of the Public Records of Flagler County, Florida.</p> <p>Name in which assessed: FRANCIS A KELLY JR, GAIL F KELLY</p> <p>All of said property being in the County of Flagler, State of Florida.</p> <p>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.</p> <p>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 25-00184F</p>
FOURTH INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED</p> <p>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 as follows:</p> <p>Certificate No:2023 / 1554 Year of Issuance:2023 Description of Property: Lot 16, of Block 22, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof, as recorded in Map Book 18, at Page 40 of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35 at page</p>

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THURSDAY, JULY 24, 2025

FLAGLER COUNTY LEGAL NOTICES

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 Cuddle Pet Grooming, located at 160 Cypress Point Pkwy, Suite A111, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of July, 2025

Janet Grooming Inc
Jul. 24

25-00253F

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 Mission Ready CrossFit, located at 24 Old Kings N, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of July, 2025

Awaken Wellness, LLC
Jul. 24

25-00254F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 8/18/2025 at 3:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com

P23 Michael Hurst
027 Wesley Brown

Jul. 24/31

25-00239F

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 Gorilla Nation CrossFit, located at 24 Old Kings Road N Unit A, 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

Awaken Wellness, LLC
Jul. 24

25-00249F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/08/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to ES. 715.109. 1987 FLEE HS 1EF4L3423G7000076 . Last Tenants: MICK ALLEN CONKLE, AKA MICKEY ALLEN CONKLE, SCOTT ALLEN KELLY, AND UNKNOWN PARTY OR PARTIES IN POSSESSION 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. 24/31

25-00260F

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 Fire & Ice Recovery, located at 24 Old Kings Road N Unit A, 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

Awaken Wellness, LLC
Jul. 24

25-00250F