

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11198 PRDL
Division 10
IN RE: ESTATE OF
DEANNA LEE SCHMITT
A.K.A. DEANNA LEE
SCHMITT-BOARDMAN
Deceased.

The administration of the estate of Deanna Lee Schmitt a.k.a. Deanna Lee Schmitt-Boardman, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 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. 732.2211, 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 31, 2025

Personal Representative:
Gino Fazio
8591 Rupp Farm Drive
West Chester, OH 45069
Attorney for Personal Representative:
/s/ Wendy A. Mara
Wendy A. Mara, Attorney
Florida Bar Number: 69872
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail:
pmflynt@maralawpa.com
Jul. 31; Aug. 7, 2025 25-003561

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12203 PRDL
Division 10
IN RE: ESTATE OF
EDWARD HYLAND
Deceased.

The administration of the estate of Edward Hyland, deceased, whose date of death was May 28, 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. 732.2211, 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 31, 2025.

Personal Representative:
Darah Hyland
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Jul. 31; Aug. 7, 2025 25-003481

FIRST 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 10941 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
WARREN A. THACKER; RIVINGTON
HOMEOWNERS' ASSOCIATION INC.;
ROSA M. THACKER; 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 21 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 29, RIVINGTON PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 143, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 728 COSTA LN, DEBARY, FL 32713

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 21 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
25-00714
Jul. 31; Aug. 7, 2025 25-003461

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12166 PRDL
Division 10
IN RE: ESTATE OF
DENNIS P. WILSON, II
Deceased.

The administration of the estate of Dennis P. Wilson, II, deceased, whose date of death was May 21, 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. 732.2211, 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 31, 2025.

Personal Representative:
Dennis Patrick Wilson
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Jul. 31; Aug. 7, 2025 25-003491

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12216 PRDL
Division 10
IN RE: ESTATE OF
JOYCE H. FAELLA
aka JOYCE AGNES FAELLA
Deceased.

The administration of the estate of JOYCE H. FAELLA also known as JOYCE AGNES FAELLA, deceased, whose date of death was June 6, 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. 732.2211, 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 the 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 31, 2025.

Personal Representative:
Craig Hughes
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
Edward A. Dimayuga
Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: Ed@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
Jul. 31; Aug. 7, 2025 25-003471

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12165 PRDL
Division 10
IN RE: ESTATE OF
JOSEPH ACHILLES PRINCE,
aka JOSEPH A. PRINCE
Deceased.

The administration of the estate of Joseph Achilles Prince, also known as Joseph A. Prince, deceased, whose date of death was April 4, 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. 732.2211, 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 31, 2025.

Personal Representative:
Alan N. Prince
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
Jul. 31; Aug. 7, 2025 25-003521

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 10071 CIDL
DEUTSCHE BANK NATIONAL TRUST
COMPANY, SOLELY AS TRUSTEE
FOR HARBORVIEW MORTGAGE
LOAN TRUST MORTGAGE LOAN
PASS-THROUGH CERTIFICATES,
SERIES 2006-8,
Plaintiff, vs.
JESSE GONZALEZ A/K/A JESSIE
GONZALES A/K/A JESSIE
GONZALEZ; OLD REPUBLIC
SURETY COMPANY; CITY OF
DELTONA, FLORIDA;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated July 17, 2025, and entered in Case No. 2025 10071 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-8, is Plaintiff and JESSE GONZALEZ A/K/A JESSIE GONZALES A/K/A JESSIE GONZALEZ; OLD REPUBLIC SURETY COMPANY; CITY OF DELTONA, 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 4TH day of SEPTEMBER, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 1497, OF DELTONA LAKES UNIT FIFTY-FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 28, PAGE(S) 53 THROUGH 57, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

FIRST INSERTION
DAYTONA WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FISCAL YEAR FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors of the Daytona West Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 25, 2025
TIME: 10:30 A.M.
LOCATION: Cobb Cole
231 North Woodland Boulevard
DeLand, Florida 32720

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 that 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 by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://daytonawestcd.net/.

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 hearing or meeting.

Any person requiring special accommodations at this meeting and/or public hearing or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. 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.

Any 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 31; August 7, 2025 25-003531

FIRST INSERTION
NOTICE OF PUBLIC SALE

The following personal property of KATHLEEN LINK and LEO WILSON LINK, if deceased any unknown heirs or assigns, will, on August 12, 2025, at 10:00 a.m., at 23 Cypress Grove Lane, Lot #207, Ormond Beach, Volusia County, Florida 32174; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1998 JACO MOBILE HOME,
VIN: JACFL18568A,
TITLE NO.: 0076749358, and
VIN: JACFL18568B,
TITLE NO.: 0076749357
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-3010)
Jul. 31; Aug. 7, 2025 25-003541

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 DKMC located at 38 Morning Star Avenue, in the City of Ormond Beach, Volusia County, FL 32176 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of July, 2025.
D. Knight Marketing Concepts, Inc.
Jul. 31 25-00084V

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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.

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.

Si ou se yon moun ki andikape 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 kek 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 resevwa konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 28th day of July, 2025
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
PHH20208-24/sap
Jul. 31; Aug. 7, 2025 25-003551

FIRST INSERTION

DAYTONA WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FISCAL YEAR FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

Notice is hereby given that the Board of Supervisors of the Daytona West Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 25, 2025
TIME: 10:30 A.M.
LOCATION: Cobb Cole
231 North Woodland Boulevard
DeLand, Florida 32720

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 that 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 by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://daytonawestcd.net/.

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 hearing or meeting.

Any person requiring special accommodations at this meeting and/or public hearing or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. 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.

Any 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 31; August 7, 2025 25-003531

FIRST INSERTION

CRESSWIND DELAND COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cresswind DeLand Community Development District ("District") will hold a public hearing on **August 22, 2025, at 10:00 a.m., 1230 Club Cresswind Way, DeLand, Florida 32724** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the 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 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, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.cresswinddelandcdd.org/.

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.

District Manager
July 31, 2025 25-003511

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12290 PRDL
Division 10
IN RE: ESTATE OF
HENRY B. BULLA
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THIS ESTATE:

You are notified that a petition requesting the entry of an Order of Summary Administration has been filed in the estate of HENRY B. BULLA, deceased, File Number 2025 12290 PRDL, in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32724; that the decedent's date of death was May 6, 2025; that the total value of all non-exempt assets of the estate is \$0.00, and that the names and address of those to whom it will be assigned by such order are:

Name Address
Brittany Bulla
2062 Greenbriar Blvd.
Clearwater, FL 33763

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 date of first publication of this notice is July 31, 2025

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brian@observerlocalnews.com.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 RE-
CORDS BOOK 4035, PAGE 1651
THROUGH 1661, PUBLIC RE-
CORDS OF VOLUSIA COUNTY,
FLORIDA, BEING MORE PARTIC-
ULARLY DESCRIBED AS THE FOL-
LOWS: 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 RE-
CORDED 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 sur-
plus from the sale, if any, other than the
property owner as of the date of the lis pen-
dens 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 ac-
cess 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, 202525-003431

SECOND 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/join/19%3ameeting_Mm15ZWNMjktNTY5N
y00ZDFjLWwN2ItYTQ2ZWVjMTg0OGI3%40thread.v2/0?context=%7b%22Id%
22%3a%2294348502-fda0-4a80-8edb-52bd87fa537b%22%2c%22Oid%22%3a%225
0b37528-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, 202525-003391

SECOND 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 CHRISTO-
PHER 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 fol-
lowing property:
LOT 33 AND THE NORTHERLY
7.00 FEET OF THE WESTERLY 8.00
FEET OF LOT 32, BLOCK 2, ROO-
SEVELT PARK, ACCORDING TO
THE PLAT THEREOF, RECORDED
IN MAP BOOK 11, PAGE(S) 125 OF
THE PUBLIC RECORDS OF VOLU-
SIA COUNTY, FLORIDA.
has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, 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 ei-
ther before service on Plaintiff's attorney or
immediately thereafter; otherwise a default
will be entered against you for the relief de-
manded in the complaint or petition filed
herein.
THIS NOTICE SHALL BE PUB-
LISHED 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, 202525-003341

THIRD 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 un-
der 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 re-
quired to serve a copy of your written de-
fenses, 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; other-
wise 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, 202525-003151

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 12055 PRDL

Division 10

IN RE: ESTATE OF MELISSA ANNE KAVANAGH

Deceased.

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.

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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is July 24th, 2025

Personal Representative:

/s/ James M. Kavanagh

James M. Kavanagh

20 Taluquah 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

25-003381

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA

Case No.: 2025 11429 CIDL

FAIRWINDS CREDIT UNION, Plaintiff, vs.

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.

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANT-EE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, OR UNDER PATRICK ALEXANDER, 1095 East Graves Avenue, Orange City, Florida 32763

Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANT-EE, 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

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.

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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED ON July 1, 2025.

CLERK OF THE CIRCUIT COURT

CIVIL-DELAND

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

Deputy Clerk

Andrew W. Houchins

Plaintiff's attorney

P.O. Box 3146

Orlando, FL 32802

July 24, 31, 2025

25-003421

SECOND INSERTION

NOTICE OF PUBLIC SALE

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:

Year/Make: 1982 SKYL Mobile Home

VIN No.: 01610389R

Title No.: 21262538

25-003361

THIRD 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.

25-003191

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL ACTION

CASE NO.: 2024 13073 CICI

DIVISION: DIVISION 32 - CIRCUIT CIVIL

WELLS FARGO BANK, N.A., Plaintiff, vs.

EUGENE D. MITCHELL, et al, Defendant(s).

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:

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.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

A/K/A 83 SHADOWCREEK WAY ORMOND BEACH FL 32174

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

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 1-800-955-8770; if you are voice impaired, call 1-800-955-8770.

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.

Dated this 10 day of July, 2025.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Charline Calhoun

Florida Bar #16141

IN/24-029824

25-003321

NOTICE OF SALE

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

CASE NO. 2024 13394 CICI

REGIONS BANK DBA REGIONS MORTGAGE

Plaintiff, v.

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. Defendants.

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:

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

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.

a/k/a 10 LYNNHURST DR APT 214, ORMOND BEACH, FL 32176-3752

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.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 at St. Petersburg, Florida this 11 day of July, 2025.

eXL Legal, PLLC

Designated Email Address: efilng@exllegal.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

SECOND 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://waypointecd.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 1-800-955-8770 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who desires 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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO. 2023 32394 CICI

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, Plaintiff, vs.

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; Defendants.

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; UNKNOWN SPOUSE OF LEANNE RIEBEL HOLTER A/K/A LEANNE 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:

LOT 17, PALM GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 201 OF THE PUBLIC RECORDS OF VOLUSIA

COUNTY, FLORIDA.

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

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.

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.

Si ou se yon moun ki ankidape 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 èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa 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.

Dated this 18th day of July, 2025

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

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

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

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Hunter's Ridge Community Development District No. 1 ("District") will hold the following two public hearings and a regular meeting:

DATE: August 26, 2025
TIME: 11:30 a.m.
LOCATION: Flagler County Government Services Bldg.
1769 E. Moody Blvd., Bldg. 2
Bunnell, Florida 32110.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 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.

Description of Assessments

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	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	322	1	\$294.20
Deerfield Trace Residential Unit	14	4.92	\$1,448.38

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. 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. 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

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") for the Ormond Station Community Development District ("District") will hold the following public hearings and a regular meeting:

DATE: August 28, 2025
HOUR: 11:00 a.m.
LOCATION: Flagler County Government Services Building
1769 E. Moody Blvd., Bldg. 2
First Floor Conference Room
Bunnell, Florida 32110

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

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment*
Single Family Lot	Appx. 278	1 per lot	\$700
TOTAL REVENUE			\$194,600

*Includes collection costs and early payment discounts. Off-roll O&M Assessments will NOT include County collection costs and early payment discounts.

**The CDD is presently undertaking a boundary amendment and upon completion will conduct a further O&M Assessment hearing to levy and impose O&M Assessments on the expansion parcels. Those units are included in the count above.

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

The District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later using a different collection method.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the

FIRST INSERTION

PUBLIC NOTICE

2023 OUTSTANDING CHECKS AND OTHER DEPOSITED FUNDS
In compliance with Florida Statute 116.21, the below listed checks outstanding against various funds of the Clerk of the Circuit Court and Comptroller, will be forfeited to the County of Flagler of the State of Florida as appropriate, if not claimed on or before September 1, 2025

Check #	Check Date	Check Amount	Payable to:
78915	1/11/2023	\$33.15	SYDNEY A WILLER
79418	4/11/2023	\$10.50	FLAGLER COUNTY ABSTRACT CO
79419	4/11/2023	\$8.50	FLAGLER COUNTY ABSTRACT COMPANY
79644	5/2/2023	\$51.00	FLAGLER COUNTY ABSTRACT COMPANY
79645	5/2/2023	\$76.50	LAW OFFICE OF BRIAN P KOWAL P A TRU
79862	6/2/2023	\$17.00	FLAGLER COUNTY ABSTRACT COMPANY
80137	7/12/2023	\$18.50	FLAGLER COUNTY ABSTRACT COMPANY
80138	7/12/2023	\$48.50	FLAGLER COUNTY ABSTRACT COMPANY
80896	10/5/2023	\$18.00	Frenkel Lambert Weiss Weisman Gord
80897	10/5/2023	\$12.00	Frenkel Lambert Weiss Weisman Gord
80900	10/5/2023	\$7.80	JAMES BUNTING LUTON LORI ELLEN LUI
81187	11/17/2023	\$1.00	MICHAEL HANSEN
81313	11/29/2023	\$171.25	Bill Partington's AHC Safe and Lock
81341	12/1/2023	\$200.00	ALEXANDRE PAES

2023 OUTSTANDING CHECKS AND OTHER DEPOSITED FUNDS
In compliance with Florida Statute 116.21, the below listed checks outstanding against various funds of the Clerk of the Circuit Court and Comptroller, will be forfeited to the County of Flagler of the State of Florida as appropriate, if not claimed on or before September 1, 2025

Check #	Check Date	Check Amount	Payable to:
7502	11/1/2023	\$5,790.00	MYKHAIL FOMYTSKY C/O EVEREST REALTY
July 31, 2025			25-00191F

Additional Provisions

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

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.

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 31, 2025
25-00184G

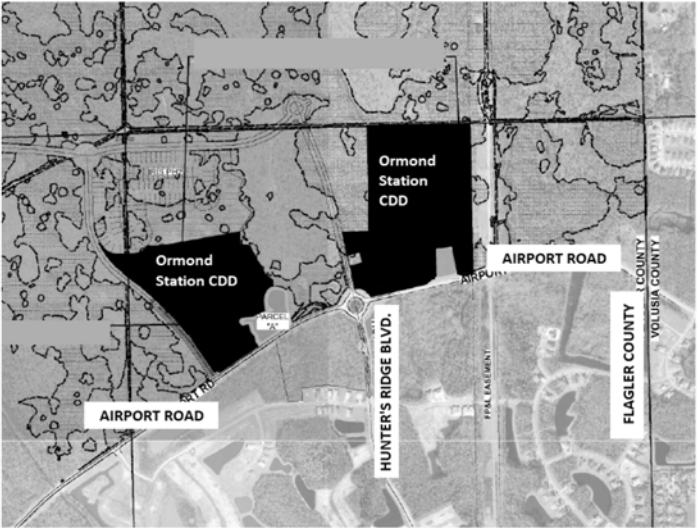
FIRST INSERTION

offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

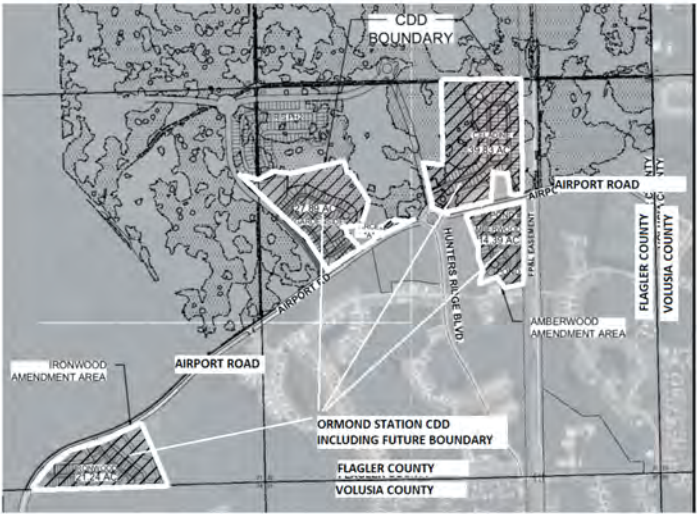
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1,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

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

District Manager



EXISTING CDD WITH FUTURE BOUNDARY AMENDMENT LANDS:



July 31, 2025
25-00185G

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Salt and Stone Pottery, located at 21 Undermount Path E, in the City of Palm Coast, County of Flagler, State of FL, 32164, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28 of July, 2025.
Skylar Young-Wright, Sue Guy
21 Undermount Path E
Palm Coast, FL 32164

Jul. 31 25-00276F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/15/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1992 INNS TV INLIOT-M26N1014312 . Last Tenants: CINDY SWIFT, TERRA LEE SWIFT, ISAC LEE ELLIS, 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. 31, Aug. 7 25-00279F

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 Salt & Light Press, located at 3 Creek Bluff Run, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of July, 2025
Lindsay Tietje
Jul. 31 25-00278F

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 MediaForge LLC, located at 250 Palm Coast Pkwy NE, Suite 607, Box 205, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of July, 2025
TERRABYTE GRAPHICS
Jul. 31 25-00274F

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07 AND 190.021, FLORIDA STATUTES, BY GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT
The Grand Haven Community Development District ("District") Board of Supervisors ("Board") will hold a public hearing on August 21, 2025 at 5:00 p.m. in the Grand Haven Room, located at 2001 Waterside Parkway, Palm Coast, Florida 32137, to consider the adoption of the budgets of the District for Fiscal Year 2025/2026, which include an assessment roll, the imposition of 2025-2026 Operations and Maintenance Assessments ("O&M"), including the Capital Reserve Fund ("CRF") ("Assessments") on benefitted lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2025/2026 proposed budget and the proposed levy of its annual recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "Assessments").

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

UNIT TYPE	O&M ASSESSMENT PER UNIT			
	FY 2025 O&M PER UNIT	FY 2026 O&M PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,403.42	\$2,585.03	\$181.61	\$15.13
DOUBLE LOT	\$4,806.85	\$5,170.06	\$363.22	\$30.27
UNFINISHED CONDOS	\$57,682.18	\$62,040.76	\$4,358.58	\$363.22
ESCALANTE	\$37,739.76	\$40,585.00	\$2,851.24	\$237.60

UNIT TYPE	CRF ASSESSMENT PER UNIT			
	FY 2025 CRF PER UNIT	FY 2026 CRF PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$528.22	\$567.84	\$39.62	\$3.30
DOUBLE LOT	\$1,056.44	\$1,135.67	\$79.23	\$6.60
UNFINISHED CONDOS	\$12,677.28	\$13,628.07	\$950.79	\$79.23
ESCALANTE	\$8,293.06	\$8,915.03	\$621.97	\$51.83

UNIT TYPE	TOTAL ASSESSMENT PER UNIT			
	FY 2025 TOTAL PER UNIT	FY 2026 TOTAL PER UNIT	VARIANCE PER UNIT	VARIANCE PER MONTH
SINGLE LOT AND OCCUPIED CONDOS	\$2,931.64	\$3,152.87	\$221.23	\$18.44
DOUBLE LOT	\$5,863.29	\$6,308.74	\$442.45	\$36.87
UNFINISHED CONDOS	\$70,359.46	\$76,668.83	\$6,309.37	\$442.45
ESCALANTE	\$46,032.82	\$51,662.86	\$5,630.05	\$302.00

The O&M Assessments and CRF Assessments will appear on November 2025 Flagler County property tax bill. Amounts shown includes all applicable collection costs. A Property owner is eligible for a discount of up to 4% if paid early. The Flagler County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

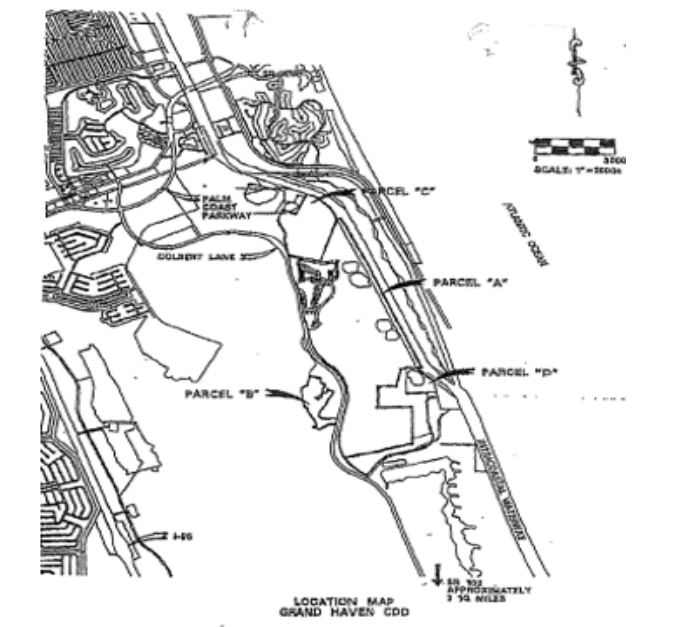
If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made accordingly, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least two calendar days prior to the meeting.

First Publication no later than 8/01/2025 (see, §197.3632(4)(b), Florida Statutes)

David McInnes
District Manager
Grand Haven Community Development District

LOCATION MAP OF DISTRICT



Jul. 31 25-00273F

FIRST INSERTION

NOTICE OF AVAILABILITY OF SOLICITATION

The Flagler County Board of County Commissioners is soliciting for the following:

25-RSQ-079 Construction Engineering Inspection Services for Design Build Projects. The due date and time for submission of responses to this solicitation is 2:00 p.m. E.T., on Wednesday, September 3, 2025. Responses received after the due date and time will not be considered.

Interested firms may secure proposal documents and all other pertinent information by visiting the website of Opengov at <https://procurement.opengov.com/portal/flaglercounty>.

Flagler County reserves the right to reject any or all proposals, to award all or segments of the project, and to waive any informality in proposals received, all as may be in the best interest of the County.

Jul. 31 25-00265F

FIRST INSERTION

NOTICE OF PUBLIC MEETING

EAST FLAGLER MOSQUITO CONTROL DISTRICT WORKSHOP

Notice is hereby given that the East Flagler Mosquito Control District will have a workshop on Monday, August 4, 2025, at 5:30 pm, 210 Fin Way, Palm Coast, Florida. An agenda of the meeting will be published and available prior to the meeting online at <https://www.flaglermosquito.gov/>.

In accordance with Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Office Manager 386-437-0002 ext. 201, at least 48 hours in advance of the meeting.

Jul. 31 25-00267F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 1193
Year of Issuance:2023
Description of Property:
Lot 8, of Block 44, of Palm Coast Map of Royal Palms, Section 29, according to the Plat thereof as recorded in Map Book 10, at Page 24, of the Public Records of Flagler County, Florida.

Name in which assessed:
Dean P Spriggs Trustee

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

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

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-038 TDC

Jul. 31, Aug. 7/14/21 25-00264F

Court along with recommendations; (2) the GA's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the ALP Program county office. PLEASE TAKE FURTHER NOTICE that you have the right to be present and represented by an attorney. If you cannot afford an attorney, the court will appoint an attorney to represent you. It is your responsibility to contact the Clerk of Court's Office located in Wadswa, SC, to arrange for the appointment of an attorney to represent you if you cannot afford an attorney (take all of these papers with you if you apply) IF YOU WANT AN ATTORNEY, YOU MUST APPLY FOR ONE IMMEDIATELY. SC. DEPARTMENT OF SOCIAL SERVICES
 Brittany Senerius
 SC Bar No: 77623
 Attorney for Plaintiff/SCDS
 2234 Kenneth St.
 Wadswa, SC 29691
 (864) 638-4040 FAX (864) 638-4416
 July 17, 24, 31, 2025 25-00179G

SECOND INVENTION
NOTICE OF PUBLIC SALE
 Go Store H 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space 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 Sections 83.801-83.809, and will be held on-line at www.storagethreatures.com
 P23 Michael Hrus
 027 Wesley Road
 Jul. 24/31 25-00239F

SECOND INVENTION
NOTICE
 2006 Silver Honda Civic with VIN: 2H08A86581E52831 was seized for forfeiture by the Florida County Sheriff's Office on May 29, 2025.
 The item was seized at or near London Dr and Lee Dr, Palm Coast FL. The Fl. Governor Sheriff is holding the property for purposes of a current forfeiture action 2025 CA 000412 in the Third Circuit Court.
 Jul. 24/31 25-00246F

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. CLAIMS NOTED.
 ALL CLAIMS NOTED 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 FORTH THE TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is July 24, 2025.
Curator:
 Thomas J. Upchurch, Esquire
 1616 Concourse Blvd, Suite 101
 Daytona Beach, Florida 32117
 Attorney for Curator:
 Thomas J. Upchurch, Esquire
 Florida Bar No. 0015821
 Upchurch Law
 1616 Concourse Blvd. Suite 101
 Daytona Beach, Florida 32117
 Telephone: (386) 492-3871
 Primary Email: service@upchurchlaw.com
 Secondary Email:
 jul24, @upchurchlaw.com 25-00182G

SECOND INVENTION
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 F.S. 715.109, 1987 FLA. STAT. 1EFC14J2423G000076 . Last Names: MICKEL ALLEN CONKLE, ACA MICKEL ALLEN CONKLE, SCOTT ALLEN KELLY, AND UNKNOWN PARTY OR PARTIES IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at MHC BULOY PLANTATION, LIL, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136 813-282-6754.
 Jul. 24/31 25-00260F

SECOND INVENTION
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 F.S. 715.109, 1997 HYV 17L 91LRAG2U-A749273. Last Names: BRIAN ARTHUR, RUTH, MAUREEN JUAN ARTHUR, AND UNKNOWN PARTY OR PARTIES IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at MHC BULOY PLANTATION, LIL, 3345 OLD KINGS RD, FLAGLER BEACH, FL 32136 813-282-6754.
 Jul. 24/31 25-00261F

FIRST INSERTION			
PUBLIC NOTICE			
2023 OUTSTANDING CHECKS			
In compliance with Florida Statute 116.21, the below listed checks outstanding against various funds of the Clerk of the Circuit Court and Comptroller, will be forfeited to the County of Flagler of the State of Florida as appropriate, if not claimed on or before September 1, 2025			
CLERK OF CIRCUIT COURT AND COMPTROLLER - COURT FUND			
Check #	Check Date	Check Amount	Payable to:
78967	1/24/2023	\$30.00	ANGELA KERIN THOMAS
78975	1/24/2023	\$15.00	CATRINA LEEANN INGRAM
78980	1/24/2023	\$15.00	DIGNA MARLENE ACOSTA
78996	1/24/2023	\$30.00	MONICA MAE JOYCE WALKER
79001	1/24/2023	\$15.00	REBECCA LYN GONZALEZ
79129	2/23/2023	\$15.00	ANTHONY MICHAEL VIETEZ
79151	2/23/2023	\$15.00	LYUDMILA NIKOLAYEVNA TUDOS
79154	2/23/2023	\$15.00	MARIO ALBERTO GOMEZ
79162	2/23/2023	\$15.00	RAFAEL AMADO ROSARIO
79175	2/23/2023	\$15.00	VANESSA MICHELLE YOUNG
79177	2/23/2023	\$15.00	ZACHARY HOLDEN RUDISILL
79279	3/17/2023	\$15.00	JAMES JOHNSON
79286	3/17/2023	\$15.00	LISA BARNER
79292	3/17/2023	\$15.00	REBECCA LUDOVICI
79297	3/17/2023	\$15.00	SUSAN WARNER
79298	3/17/2023	\$15.00	WANDA WILLIAMS
79301	3/17/2023	\$15.00	LEXI WRIGHT
79369	4/5/2023	\$15.00	CAYO DIAS
79370	4/5/2023	\$15.00	CHANTAL WILLIAMS
79389	4/5/2023	\$15.00	MADISON KES
79394	4/5/2023	\$15.00	SHELL SCOTT
79505	4/19/2023	\$15.00	BRIAN KILCOURSE
79517	4/19/2023	\$15.00	DANIELLE MAHINI
79519	4/19/2023	\$15.00	DAVID CHRISTOPHER
79520	4/19/2023	\$15.00	DAVID LOPEZ
79529	4/19/2023	\$15.00	EVA HALL
79537	4/19/2023	\$15.00	HUGO MORALES
79538	4/19/2023	\$30.00	INTI MARAZITA
79542	4/19/2023	\$15.00	JENNIFER BOYD
79545	4/19/2023	\$15.00	JOSEPH OHLRICH
79549	4/19/2023	\$15.00	KIMBERLY SCOTT
79572	4/19/2023	\$15.00	THELMA TYLER
79601	4/27/2023	\$15.00	BEATRIZ ABREU
79609	4/27/2023	\$15.00	CODY PRICE
79612	4/27/2023	\$15.00	EMILY MCMILLAN
79616	4/27/2023	\$15.00	JESSICA JAMES
79618	4/27/2023	\$15.00	JOHN CURRY
79620	4/27/2023	\$15.00	JOYCEE FENDLEY
79625	4/27/2023	\$15.00	MATTHEW COOPER
79628	4/27/2023	\$30.00	PATRICIA GRABLE
79632	4/27/2023	\$15.00	SHANE WHISKER
79762	5/30/2023	\$15.00	AMANDA LAIRSON
79771	5/30/2023	\$15.00	DARRELL HOLMES
79776	5/30/2023	\$15.00	DOROTA KOSZYK WIELGUS
79787	5/30/2023	\$15.00	JOE JONES
79798	5/30/2023	\$15.00	LISA MASSARI
79810	5/30/2023	\$30.00	MICHAELA JOHNSON
79818	5/30/2023	\$15.00	SAMANTHA JASIK
79819	5/30/2023	\$15.00	SAMANTHA JOHNSON
79822	5/30/2023	\$15.00	SHANNON DONNELLY
79824	5/30/2023	\$15.00	SHANNON STOFFER
79828	5/30/2023	\$75.00	THOMAS WASINGER
79829	5/30/2023	\$15.00	TIMOTHY ROEMER
79833	5/30/2023	\$30.00	VINCENT JIMENEZ
79903	6/5/2023	\$15.00	LOGAN JEDZINIAK
79913	6/5/2023	\$15.00	SEAN LYNCH
79916	6/5/2023	\$15.00	TAMMI MARQUIS
79920	6/5/2023	\$15.00	WILLIAM SEPPALA
80001	6/20/2023	\$15.00	HERMAN EBRON
80008	6/20/2023	\$15.00	NADIA HATTANI
80039	6/23/2023	\$15.00	ALEXIS BOGOSIAN BEERS
80040	6/23/2023	\$15.00	AMIR BAGHDADI
80043	6/23/2023	\$15.00	BRANDON CRANDALL
80045	6/23/2023	\$15.00	BRYAN ROBINSON
80063	6/23/2023	\$15.00	MIRANDA JOHNSON
80183	7/21/2023	\$15.00	BRANDY HYDER
80194	7/21/2023	\$15.00	JOEL FOLEY
80202	7/21/2023	\$15.00	MARY MEADOWS
80206	7/21/2023	\$15.00	PATTI PIERCE
80209	7/21/2023	\$15.00	SCOTT JOHNSON
80257	7/31/2023	\$15.00	BRITTANY STARR
80269	7/31/2023	\$15.00	DAVID HICKMAN
80274	7/31/2023	\$15.00	FINN OLSON
80279	7/31/2023	\$15.00	JACOB SAVAGE
80311	7/31/2023	\$15.00	NICOLETTE GEMELLI
80314	7/31/2023	\$60.00	PATRICK REED
80321	7/31/2023	\$15.00	RYAN NICHOLS
80328	7/31/2023	\$15.00	SUMMER HARVEY
80520	8/23/2023	\$15.00	GARRY STACKS
80521	8/23/2023	\$15.00	GLENDA CANO
80523	8/23/2023	\$15.00	HEATHER MCCUBBINS
80528	8/23/2023	\$15.00	JANELLE EVANS
80684	9/18/2023	\$15.00	BETHANY SMITH
80699	9/18/2023	\$15.00	HONORE COLLINS
80702	9/18/2023	\$15.00	JOHN HILLMAN
80703	9/18/2023	\$15.00	JOSE TORRES
80718	9/18/2023	\$15.00	NICHOLAS TEDESCO
80796	9/22/2023	\$15.00	DEBRA ORTIZ
80818	9/22/2023	\$15.00	KAITY CHO
80841	9/22/2023	\$30.00	WYATT DENNIS
81021	10/20/2023	\$15.00	LINDA HANSEN
81033	10/20/2023	\$15.00	MEGAN WILTFONG
81035	10/20/2023	\$15.00	MELISSA SCOTCH
81040	10/20/2023	\$15.00	PETER CHICHTANO
81043	10/20/2023	\$15.00	SHANE KERR
81049	10/20/2023	\$15.00	THOMAS DAVIS
81064	10/24/2023	\$15.00	CHRISTIAN TOTI
81073	10/24/2023	\$15.00	GORDON WILLIAMS
81074	10/24/2023	\$15.00	GRACE MC CUTCHEN
81210	11/17/2023	\$15.00	CINDY MONDELLO
81227	11/17/2023	\$15.00	JAMES LEON
81239	11/17/2023	\$15.00	KATHLEEN YANTIN
81259	11/17/2023	\$15.00	MARYANNE PUBANZ
81262	11/17/2023	\$15.00	NATALIE PAZ
81369	12/6/2023	\$15.00	AJAH CHARLES
81370	12/6/2023	\$15.00	ALECHIA BISHOP
81377	12/6/2023	\$15.00	ANDREW GOULD
81404	12/6/2023	\$15.00	ISABELLA CASAS
81414	12/6/2023	\$30.00	KIMBERLY JACKSON
81430	12/6/2023	\$15.00	NATASHA CLOUTHIER
81501	12/15/2023	\$15.00	ALLEN PELLEY
81512	12/15/2023	\$15.00	CHARLES LEMON
81516	12/15/2023	\$15.00	CHRISTOPHER COLE
81548	12/15/2023	\$15.00	JOHN TIPTON
81564	12/15/2023	\$15.00	MELISSA CARVALHO
81572	12/15/2023	\$15.00	NINA DE BODISCO
81578	12/15/2023	\$15.00	REBECCA HAMBLY
81585	12/15/2023	15.00	SCOTT RESER
79016	1/26/2023	\$500.00	SHUKRIYYAH HAFEZEAH QAWEE
79231	3/10/2023	\$500.00	DAWN FINCH
79232	3/10/2023	\$500.00	DAWN FINCH
79310	3/23/2023	\$34.00	JUAREZ MARISOL
79315	3/23/2023	\$227.00	ROCIO RODRIGUEZ
79331	3/29/2023	\$227.00	MIESHA BROCHET
79479	4/12/2023	\$200.00	VALENTIN CRUZ SALAZAR
79579	4/19/2023	\$500.00	MARILYN ELLIS
79580	4/19/2023	\$2,000.00	REID JANAE
79581	4/19/2023	\$227.00	SHOWERS BRANDON
79722	5/17/2023	\$177.00	OMAR RODRIGUEZ ALVISO
79978	6/14/2023	\$834.00	HEBBER ALCANTARA-FUENTES
80239	7/26/2023	\$250.00	JACOB BOWERS
80341	8/3/2023	\$2,500.00	DIAMANTINO JONATHAN
80396	8/9/2023	\$227.00	JEROME HENDERSON
80461	8/16/2023	\$500.00	HARDISON JON C
80610	9/6/2023	\$177.00	ADALBERTO LOPEZ
80613	9/6/2023	\$2,000.00	ANTUNEZ SEVILLA OSMAN
80614	9/6/2023	\$1,749.00	BOZA SANCHEZ SONIA
80652	9/13/2023	\$1,500.00	ALLAND GUTIERREZ GUZMAN
80660	9/13/2023	\$177.00	LUIS PALACIOS
80771	9/20/2023	\$250.00	OLOUGHLIN RICHARD
80973	10/18/2023	\$253.00	MOODY DAVID
81114	11/1/2023	\$500.00	JOE JOSEPH
81172	11/15/2023	\$159.50	DAVIS JOHNNY
81175	11/15/2023	\$34.00	MARADIAGA LOPEZ KEVIN
81176	11/15/2023	\$227.00	NOLT HANNAH
81316	11/29/2023	\$227.00	JORGE GODOY
81349	12/6/2023	\$84.00	DUQUE RUIZ KEVIN DANIEL
81485	12/13/2023	\$500.00	LAWSON MONTRELL
79077	2/9/2023	\$24.50	SIMMONS WALTER LEONARD 3
79653	5/3/2023	\$16.00	PERRY KEVIN DOUGLAS
79942	6/7/2023	\$10.00	DEFREITAS NICOLAS
79943	6/7/2023	\$19.00	CHRISTOPHER EXL LEGAL PLLC
80019	6/21/2023	\$39.00	CATHIE DISANTO
80629	9/6/2023	\$17.00	WALKER CHRISTOPHER J
81143	11/9/2023	\$106.00	HARMON DANIEL LEE
81351	12/6/2023	\$14.81	FL DEPARTMENT OF CORRECTIONS

FIRST INSERTION

SEMINOLE PALMS 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.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the Seminole Palms Community Development District (“District”) will hold the following two public hearings and a regular meeting on **Monday, August 25, 2025 at 11:00 a.m., at the Hilton Garden Inn – 55 Town Center Blvd., Palm Coast, Florida 32614.**

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.

Description of Assessments

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	Equivalent Assessment Unit Factor	Annual O&M Assessment
TOWNHOME 20'	78	0.68	\$434.80
SINGLE FAMILY 40'	219	0.96	\$613.84
SINGLE FAMILY 50'	414	1.00	\$639.41
TOTAL	711		

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. **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.**

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 DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, 321-263-0132 (“**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.



Jul. 31 25-00272F

FIRST INSERTION

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes and in accordance with Sections 336.09 and 336.10, Florida Statutes, Aaron J. Rounsavall, as the owner of the subject land included within a plat and roadway vacation petition, has requested that the Board of County Commissioners of Flagler County, Florida, consider its request to vacate that portion of the platted lands and road described as follows:

A certain portion of Smokerise Subdivision Unit 4, Flagler County, Florida, according to the plat thereof recorded in Plat Book 26, Page 38, of the Public Records of Flagler County, Florida, described as a strip of land 40 feet wide at the rear of Lot 11 dedicated to the perpetual use of the public, for the installation and maintenance of roads, public utilities and drainage facilities, as described on the aforementioned Smokerise Subdivision Unit 4, Flagler County, Florida plat.

Said petition to vacate the land and road described shall be heard by the Flagler County Board of County Commissioners at its regular scheduled meeting on Monday, August 18, 2025 at 5:30 p.m. or as soon thereafter as possible in the Board Chambers at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

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., Bldg. 2, Bunnell, FL 32110, or email to planningdept@flaglercounty.gov. Copies of the petition, supporting documents, 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 a.m. to 4:30 p.m.

PURSUANT TO FLORIDA STATUTE 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

FIRST INSERTION

RADIANCE 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.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the Radiance Community Development District (“District”) will hold the following two public hearings and a regular meeting on **Monday, August 25, 2025 at 11:00 a.m., at Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164.**

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.

Description of Assessments

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	Equivalent Assessment Unit Factor	Annual O&M Assessment
Single Family	1,200	1.00	\$212.63

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. **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.**

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 DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, 321-263-0132 (“**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.



