

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

SWI COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025-2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING AND AUDITOR SELECTION COMMITTEE MEETING.

The Board of Supervisors of the SWI Community Development District will hold a public hearing on August 29, 2025 at 9:00 a.m. at the offices of Cobb Cole located at One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114 for the purpose of hearing comments and objections on the adoption of the proposed budget beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The Auditor Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular Board meeting will take place prior to the Audit Committee meeting where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.swicdd.com or may be obtained by contacting the District Manager's office via email at gaarlandt@pfm.com or via phone at (407) 723-5900.

A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt
District Manager

Aug. 7/14 25-00078V

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT FOR VOLUSIA COUNTY, FL
PROBATE DIVISION
FILE NUMBER:
25-CP-012038 PRDL
IN RE: THE ESTATE OF OBED VEGA, Deceased.

The administration of the estate of Obed Vega, deceased, whose date of death was April 8, 2025 is pending in the Circuit Court of Volusia County, Florida, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claim 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 date of first publication of this notice is August 7, 2025.

Personal Representative:
Thomas Wallace
90 Westland Run
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email:
service@upchurchlaw.com
Secondary Email:
clutes@upchurchlaw.com
August 7, 14, 2025 25-003611

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES, NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Farah & Farah | Daytona Beach Personal Injury & Car Accident Lawyers, 10 West Adams Street, in the city of Jacksonville, FL, 32202 in the County of Volusia, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.
OWNER: Farah & Farah, P.A.
August 7, 2025 25-003641

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of MARY BLESSING, if deceased any unknown heirs or assigns, and RINA WATSON will, on August 19, 2025, at 10:00 a.m., at 2963 Turtle Dove Trail, Lot #286, DeLand, Volusia County, Florida 32724; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1995 PALM MOBILE HOME,
VIN: PH069525AFL,
TITLE NO.: 0067173386, and
VIN: PH069525BFL,
TITLE NO.: 0067173385
and all other personal property located therein
and
2011 BUIC REGAL 4 DOOR,
VIN: W04GP5EC5B1072362,
TITLE NO.: 0105832495
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#3248-263)
August 7, 14, 2025 25-003691

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2023 10012 CIDL
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FERN J. HAMILTON A/K/A FERN JEANNIE HAMILTON F/K/A FERN J. WILSON, DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MELISSA HAMILTON A/K/A MELISSA LEIGH HAMILTON, DECEASED; THE CITY OF EDGEWATER, FLORIDA; BRITTANY SUE KEARNS F/K/A BRITTANY SUE IDLE F/K/A BRITTANY S. IDLE; JADE CREW LLC; COREY EUGENE IDLE; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE CWHEQ, INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-H; DEREK LEE IDLE; SUSAN JEAN NELSON A/K/A SUSAN J. NELSON A/K/A SUSAN COY A/K/A SUSAN COY F/K/A SUSAN

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 202512461PRDL
Division 10
IN RE: ESTATE OF GEORGE R. PELLON 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 GEORGE R. PELLON, deceased, File Number 202512461PRDL, in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721; that the decedent's date of death was May 11, 2025; that the total value of all non-exempt assets of the estate is \$3,000.00, and that the names and address of those to whom it will be assigned by such order are:

Name	Address
Marcia Lee Pellon	79 Crooked Pine Road
	Port Orange, FL 32128
Linda Lou Stasiak	43 Russet Drive
	Pittsfield, NH 03263

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 August 7, 2025.

/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
Christian Bonta
Florida Bar Number: 1010347
WALKER | FLICK
3700 Conway Road
Suite 212
Orlando, FL 32812
Telephone: (407) 745-0609
Service E-Mail Addresses:
james@thefloridalawyers.com
christian@thefloridalawyers.com
kflick@thefloridalawyers.com
service@thefloridalawyers.com
Attorneys for Petitioner
August 7, 14, 2025 25-003621

FIRST INSERTION

ALISHA OLAH, Petitioner v. ALISHA OLAH and ALEXANDRA OLAH, Respondents. Deceased.

The administration of the estate of Alfred Ernest Olah, Jr. a/k/a Alfred E. Olah a/k/a Alfred Olah, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 August 7, 2025.

Personal Representative:
ALISHA OLAH
Attorney for Personal Representative:
JOHN A. WILLIAMS, ESQ.
Florida Bar No. 0486728
The Law Offices of
John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail: john@johnawilliamsllaw.com
Secondary E-Mail:
ms@johnawilliamsllaw.com
Secondary E-Mail:
service@johnawilliamsllaw.com
August 7, 14, 2025 25-003631

FIRST INSERTION

IDLE; SUSAN JEAN NELSON A/K/A SUSAN J. NELSON A/K/A SUSAN NELSON A/K/A SUSAN JEAN COY A/K/A SUSAN COY F/K/A SUSAN JEAN CINTRA F/K/A SUSAN CINTRA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 10, 2025, and entered in Case No. 2023 10012 CIDL of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FERN J. HAMILTON A/K/A FERN JEANNIE HAMILTON F/K/A FERN J. WILSON, DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MELISSA HAMILTON A/K/A MELISSA LEIGH HAMILTON, DECEASED; THE CITY OF EDGEWATER, FLORIDA; BRITTANY SUE KEARNS F/K/A BRITTANY SUE IDLE F/K/A BRITTANY S. IDLE; JADE CREW LLC; COREY EUGENE IDLE; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE CWHEQ, INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-H; DEREK LEE

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025 10512 CICI
Trust Bank, Plaintiff, vs. Dustin F. Berube, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 10512 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Trust Bank is the Plaintiff and Dustin F. Berube; Plaza Resort & Spa Condominium Association, Inc.; Plaza Resort & Spa Association, Inc.; Denise M. Berube a/k/a Denise M. Deschamps are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 10th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 1204, PLAZA RESORT & SPA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 5665, PAGE 1910, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THEREOF.

TAX ID: 530414001204

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If

FIRST INSERTION

participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED 7/24/2025.

By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-176698 / TM1
August 7, 14, 2025 25-003581

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FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 11314 CIDL
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ROBIN SINGER; UNKNOWN SPOUSE OF ROBIN SINGER; CITY OF DELTONA, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
To the following Defendant(s): ROBIN SINGER (LAST KNOWN ADDRESS) 1491 LANDOVER AVENUE DELTONA, FLORIDA 32725
UNKNOWN SPOUSE OF ROBIN SINGER (LAST KNOWN ADDRESS) 1491 LANDOVER AVENUE DELTONA, FLORIDA 32725
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 1, BLOCK 414, DELTONA LAKES UNIT #11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 193 TO 206, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 1491 LANDOVER AVENUE, DELTONA, FLORIDA 32725
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before AUG 28 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Court-house Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 29th day of July, 2025.

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

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
25-00350 NML
August 7, 14, 2025 25-003681

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 13804 CICI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV1 Plaintiff(s), vs. ABRAHAM'S BEACH HOUSE LLC; BELLAIR CONDOMINIUM ASSOCIATION, INC. THE UNKNOWN TENANT IN POSSESSION Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 24, 2025 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of September, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
UNIT 409 OF BELLAIR CONDOMINIUM APARTMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE(S) 427 AND MAP BOOK 32, PAGES 54 THROUGH 87 INCLUSIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH IN UNDIVIDED SHARE IN THE COMMON ELEMENTS. TOGETHER WITH GARAGE SPACE #18.
Property address: 2727 North Atlantic Avenue, Unit 409, Daytona Beach, FL 32118
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.
AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.
Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
TDP File No. 24-010044-2
August 7, 14, 2025 25-003701

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 11293 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. FRANCIS CIARLO A/K/A FRANCIS J. CIARLO A/K/A FRANK CIARLO, et. al. Defendant(s).
TO: KENNETH J. CIARLO, UNKNOWN SPOUSE OF KENNETH J. CIARLO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage have foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOTS 15436 AND 15437, BLOCK 501, FLORIDA SHORES NO. 27, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 247, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before AUG 29 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Volusia County, Florida, this 30th day of July, 2025.


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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: fllmail@raslg.com
25-278688
August 7, 14, 2025 25-003661

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PUBLIC NOTICES

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28 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Court-house Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 29th day of July, 2025.

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

Submitted by:
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-11534FL
August 7, 14, 2025 25-003651



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FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2019 11616 CIDL
UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v. MARIE A. OLSON A/K/A MARIE OLSON A/K/A MARIA OLSON A/K/A MARIA BIRD; UNKNOWN SPOUSE OF MARIE A. OLSON A/K/A MARIE OLSON A/K/A MARIA OLSON A/K/A MARIA BIRD; UNKNOWN TENANT 1; UNKNOWN TENANT 2; TIMOTHY BYRD; TANYA B. CLIFTON; NATIONWIDE MUTUAL FIRE INSURANCE COMPANY A/S/O BRIAN COATES; VOLUSIA COUNTY Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 05, 2020, 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:
LOT 46, 47, AND 48, BLOCK 15, DELTONA, A SUBDIVISION ACCORDING TO MAP IN MAP BOOK 10, PAGES 113, 114 AND 115, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 2315 N KEPLER RD, DELAND, FL 32724-8562
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on August 28, 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 1 day of August, 2025.
eXL Legal, PLLC
Designated Email Address: efling@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
1000004360
August 7, 14, 2025 25-003711

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 10071 CIDL
DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE 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 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.

SECOND 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://daytonawestcdld.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

FOURTH INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT
To: Tyrell M. Reed
Case No.: CD202505095/D 3407892
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
July 17, 24, 31; August 7, 2025 25-003191

SECOND 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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE No.: 2025 11786 CIDL
WILLIAM H. ABEL JR., Plaintiff, vs. JOSH P. MAHONEY and JAMES S. DETWILER, deceased and all others claiming by, through and under JAMES S. DETWILER, deceased, Defendant,
TO: JAMES S. DETWILER, deceased and all others claiming by, through and under JAMES S. DETWILER, deceased
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:
Parcel 2:
The West 1/2 of the Northeast 1/4 of Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the West 25 Feet, and Less the North 25 Feet, Section 30, Township 17 South, Range 32 East, Volusia County, Florida, except any part lying within road right-of-way. AND
The East 1/2 of the Northeast 1/4 of Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the East 25 Feet, and Less the North 25 Feet, Section 30, Township 17 South, Range 32 East, Volusia County, Florida, except any part lying within road right-of-way. a/k/a Parcel ID: 7230000000711 ("Parcel 2").
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before Aug 21, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
DATED this 7th day of July 2025.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Shawnee S. Smith
DEPUTY CLERK

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
Jul. 17, 24, 31; Aug. 7, 2025 25-003515

SECOND 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
/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
Christian Bonta
Florida Bar Number: 1010347
WALKER | FLICK
3700 S. Conway Road, Suite 212
Orlando, FL 32812
Telephone: (407) 745-0609
Service E-Mail Addresses:
james@thefloridalawyers.com
christian@thefloridalawyers.com
katherine@thefloridalawyers.com
service@thefloridalawyers.com
Counsel for Petitioner
Jul. 31; Aug. 7, 2025 25-003501

SECOND 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

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SUBSEQUENT INSERTIONS

<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 12203 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF EDWARD HYLAND Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 31, 2025.</p> <p>Personal Representative: Darah Hyland c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114</p> <p>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</p> <p>25-003481</p>	<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 12166 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF DENNIS P. WILSON, II Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 31, 2025.</p> <p>Personal Representative: Dennis Patrick Wilson c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114</p> <p>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</p> <p>25-003491</p>	<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 12165 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF JOSEPH ACHILLES PRINCE, aka JOSEPH A. PRINCE Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 31, 2025.</p> <p>Personal Representative: Alan N. Prince c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114</p> <p>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</p> <p>25-003521</p>	<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 11603 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF MICHAEL WEINER A.K.A. MICHAEL I. WEINER A.K.A. MICHAEL IAN WEINER Deceased.</p> <p>The administration of the estate of Michael Weiner a.k.a. Michael I. Weiner a.k.a. Michael Ian Weiner, deceased, whose date of death was February 26, 2025, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 31, 2025.</p> <p>Personal Representative: Wendy A. Mara, Esq. 555 West Granada Blvd. Suite D-10 Ormond Beach, Florida 32174</p> <p>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</p> <p>25-003571</p>	<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025 11198 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF DEANNA LEE SCHMITT A.K.A. DEANNA LEE SCHMITT-BOARDMAN Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 31, 2025.</p> <p>Personal Representative: Gino Fazio 8591 Rupp Farm Drive West Chester, OH 45069</p> <p>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</p> <p>25-003561</p>	<p>SECOND INSERTION</p> <p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION:</p> <p>CASE NO.: 2025 10941 CIDL</p> <p>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.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), 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:</p> <p>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.</p> <p>PROPERTY ADDRESS: 728 COSTA LN, DEBARY, FL 32713</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.</p> <p>To request such an accommodation, please contact Court Administration in advance of the date the service is needed:</p> <p>Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096</p> <p>Hearing or voice impaired, please call 711.</p> <p>Dated this 21 day of July 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156</p> <p>Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-003714 Jul. 31; Aug. 7, 2025</p> <p>25-003461</p>
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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 000305

SERV BANK, SB
Plaintiff(s), vs.
MICHAEL A. THOMAS; SHA
TAN; THE UNKNOWN SPOUSE
OF MICHAEL A. THOMAS;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).
TO: SHA TAN

LAST KNOWN ADDRESS: 30
FITZGERALD LANE, PALM COAST, FL
32137
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a
civil action has been filed against you in the
Circuit Court of Flagler County, Florida, to
foreclose certain real property described as
follows:

LOT 15, BLOCK 13, OF PALM
COAST, MAP OF FLORIDA PARK,
SECTION 10, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 6, PAG-
ES 43 THROUGH 53, INCLUSIVE,
AS AMENDED BY INSTRUMENT
RECORDED IN OFFICIAL RE-
CORDS BOOK 35, PAGE 528, OF
THE PUBLIC RECORDS OF FLA-
GLER COUNTY, FLORIDA.

Property address: 30 Fitzgerald
Lane, Palm Coast, FL 32137

You are required to file a written response
with the Court and serve a copy of your
written defenses, if any, to it on Padgett
Law Group, whose address is 6267 Old
Water Oak Road, Suite 203, Tallahassee,
FL 32312, at least thirty (30) days from the
date of first publication, and file the original
with the clerk of this court either before
service on Plaintiff's attorney or immedi-
ately thereafter; otherwise, a default will be
entered against you for the relief demanded
in the complaint.

If you are a person with a disability who
needs an accommodation in order to access
court facilities or participate in a court pro-
ceeding, you are entitled, at no cost to you,
to the provision of certain assistance. To re-
quest such an accommodation, please con-
tact Court Administration in advance of the
date the service is needed: Court Adminis-
tration, 101 N. Alabama Ave., Ste. D-305,
DeLand, FL 32724 (386) 257-6096; Hear-
ing or voice impaired, please call 711.

DATED this day of 8/1/2025.

CLERK OF THE CIRCUIT COURT

As Clerk of the Court
BY: (SEAL) Amy Perez
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
Servbank, SB vs. Michael A. Thomas
TDP File No. 25-004347-1
August 7, 14, 2025

25-00187G

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 000358
MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,
Plaintiff, vs.
BRIAN DAVID PUCKETT A/K/A
BRIAN D. PUCKETT AND MELANIE
MARIE PUCKETT. et. al.
Defendant(s),
TO: MELANIE MARIE PUCKETT,
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 14, BLOCK 23, ROYAL PALMS-
SECTION 30 PALM COAST, AC-
CORDING TO THE PLAT THERE-
OF, RECORDED IN PLAT BOOK
10, PAGE 30, OF THE PUBLIC RE-
CORDS OF FLAGLER COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Congress
Avenue, Suite 100, Boca Raton, Florida
33487 on or before / (30 days from Date of
First Publication of this Notice) and file the
original with the clerk of this court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO (2)
CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this
Court at Flagler County, Florida, this day of
8/1/2025.

TOM BEXLEY
CLERK OF THE CIRCUIT COURT
(SEAL) BY: AMY PEREZ
DEPUTY CLERK

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-276438
August 7, 14, 2025

25-00190G

FIRST INSERTION

**NOTICE OF AVAILABILITY
OF SOLICITATION**

The Flagler County Board of County
Commissioners is soliciting for the follow-
ing: 25-RSQ-079 Construction Engineer-
ing Inspection Services for Design Build
Projects. The **revised** due date and time for
submission of responses to this solicitation
is **3:00 p.m. E.T., on Thursday, Septem-
ber 4, 2025**. Responses received after the
due date and time will not be considered.

Interested firms may secure proposal
documents and all other pertinent infor-
mation by visiting the website of Opengov
at [https://procurement.opengov.com/por-
tal/flaglercounty](https://procurement.opengov.com/portal/flaglercounty).

Flagler County reserves the right to re-
ject 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.

Aug. 7

25-00285F

FIRST INSERTION

**NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**

Notice is given that on August 1, 2025 the District issued Permit No. 1984-14 for a
Consumptive Use Permit to serve agricultural activities. The total allocation authorized is
.269 mgd of groundwater and .508 mgd of surface water. The project is located in Flagler
County, Section(s) 10, 11, 12, 13, 14, 15, 16, Township 14 South, Range 29 East. The permit
applicant is TYFCO, LLC.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the St. Johns
River Water Management District (District) staffs' analysis on the above-listed compliance
report(s) and associated permit(s), please submit your request to Office Director, Office
of Records and Regulatory Support, PO Box 1429, Palatka, FL 32178-1429. You may view
the TSR by going to the Permitting section of the District's website at [www.sjrwmd.com/](http://www.sjrwmd.com/permitting/index.html)
permitting/index.html. To obtain information on how to find and view a TSR, visit [https://](https://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html)
permitting.sjrwmd.com/epermitting/html/EP_FAQs.html, and then follow the directions
provided under "How to find a Technical Staff Report (TSR) or other application file
documents."

A person whose substantial interests are or may be affected has the right to request an
administrative hearing by filing a written petition with the District. Pursuant to Chapter
28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be
filed (received) either by delivery at the office of the District Clerk at District Headquarters,
P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail
with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper
publication of the notice of District decision (for those persons to whom the District does
not mail or email actual notice). A petition for an administrative hearing is deemed filed
upon receipt of the complete petition by the District Clerk at the District Headquarters in
Palatka, Florida during the District's regular business hours. The District's regular business
hours are 8 a.m. - 5 p.m., excluding weekends and District holidays. Petitions received
by the District Clerk after the District's regular business hours shall be deemed filed as
of 8 a.m. on the next regular District business day. A petition must comply with Sections
120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The
District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in
the District's Statement of Agency Organization and Operation (issued pursuant to Rule
28-101.001, F.A.C.), which is available for viewing at www.sjrwmd.com. The District will
not accept a petition sent by facsimile (fax). Mediation may be available if you meet the
conditions stated in the full Notice of Rights (see last paragraph).

The right to an administrative hearing and the relevant procedures to be followed are
governed by Chapter 120, F.S., Chapter 28-106, F.A.C., and Rule 40C-1.1007, F.A.C. Because
the administrative hearing process is designed to formulate final agency action, the filing of
a petition means the District's final action may be different from the position taken by it in
this notice. **Failure to file a petition for an administrative hearing within the requisite
time frame shall constitute a waiver of the right to an administrative hearing. (Rule
28-106.111, F.A.C.)**.

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete
Notice of Rights to determine any legal rights you may have concerning the District's
decision(s) on the Consumptive Use Permit Application(s) described above. You can
also request the Notice of Rights by contacting the Office Director, Office of Records and
Regulatory Support, P. O. Box 1429, Palatka, FL 32178, phone (386)329-4570.

August 7, 2025

25-00186G

FIRST INSERTION

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

The Board of Supervisors ("Board") of the Ormond Station Community Development
District ("District") will hold a public hearing as follows:

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 purpose of the hearing is to receive comments 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. 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, 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 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

August 7, 2025

25-00189G

FIRST INSERTION

**SEMINOLE PALMS 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 SUPERVI-
SORS' MEETING.**

The Board of Supervisors ("Board") of
the Seminole Palms Community Develop-
ment District ("District") will hold a public
hearing on **Monday, August 25, 2025 at
11:00 a.m., at the Hilton Garden Inn - 55
Town Center Blvd., Palm Coast, Florida
32614** for the purpose of hearing com-
ments and objections on the adoption of
the proposed budget(s) ("Proposed Bud-
get") of the District for the fiscal year be-
ginning October 1, 2025 and ending Septem-
ber 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 agen-
da and Proposed Budget may be obtained
at the offices of the District Manager, c/o
DPFG Management & Consulting LLC,
250 International Parkway, Suite 208, Lake
Mary, Florida 32746, 321-263-0132 ("**District
Manager's Office**"), during normal
business hours, or by visiting the District's
website at [https://www.seminolepalmscdcd.
com/](https://www.seminolepalmscdcd.com/).

The public hearing and meeting are open
to the public and will be conducted in ac-
cordance 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 Su-
pervisors or District Staff may participate
by speaker telephone.

Any person requiring special accommo-
dations at this meeting because of a disabil-
ity 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 accord-
ingly, 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

Aug. 7

25-00284F

FIRST INSERTION

**NOTICE OF ACTION
For Dissolution of Marriage**

Tamara Ambartsumava searching Ihor
Troyan for divorce.786-393-2652

Aug. 7/14/21/28

25-00281F

FIRST INSERTION

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
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 Hunter's Ridge Community Development
District No. 1 ("District") will hold a public hearing on **August 26, 2025 at 11:30 a.m.,
at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell,
Florida 32110** for the purpose of hearing comments and objections on the adoption of
the proposed budget(s) of the District 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 at the
offices of the **District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades
Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's
Office")**, during normal business hours or by visiting the District's website, [https://](https://huntersridgecdcd.net/)
huntersridgecdcd.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 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

August 7, 2025

25-00188G

FIRST INSERTION

**NOTICE OF AGENCY ACTION
TAKEN BY THE ST. JOHNS RIVER
WATER MANAGEMENT DISTRICT**

Notice is given that the following permit
was issued on August 7th, 2023: (Name
and address of applicant) Meritage Homes,
13901 Sutton Park Drive South, Suite C350,
Jacksonville, FL 32224 permit#97632-14.
The project is located in Flagler County,
Section 3, Township 12 South, Range 31
East. The permit authorizes a surface water
management system on 293.3 acres for a
residential development known as Colbert
Landings. The receiving water body is Gra-
ham Swamp.

A person whose substantial interests are
or may be affected has the right to request
an administrative hearing by filing a writ-
ten petition with the St. Johns River Water
Management District (District). Pursuant
to Chapter 28-106 and Rule 40C-1.1007,
Florida Administrative Code (F.A.C.), the
petition must be filed (received) either by
delivery at the office of the District Clerk at
District Headquarters, P.O. Box 1429, Pal-
atka FL 32178-1429 (4049 Reid St., Palatka,
FL 32177) or by e-mail with the District
Clerk at Clerk@sjrwmd.com, within twenty-
one (21) days of newspaper publication of
the notice of District decision (for those
persons to whom the District does not mail
or email actual notice). A petition must
comply with Sections 120.54(5)(b)4. and
120.569(2)(c), Florida Statutes (F.S.), and
Chapter 28-106, F.A.C. The District will
not accept a petition sent by facsimile (fax).
Mediation pursuant to Section 120.573,
F.S., may be available and choosing media-
tion does not affect your right to an admin-
istrative hearing.

A petition for an administrative hearing
is deemed filed upon receipt of the com-
plete petition by the District Clerk at the
District Headquarters in Palatka, Florida
during the District's regular business hours.
The District's regular business hours are 8
a.m. - 5 p.m., excluding weekends and
District holidays. Petitions received by the
District Clerk after the District's regular
business hours shall be deemed filed as of 8
a.m. on the District's next regular business
day. The District's acceptance of petitions
filed by e-mail is subject to certain condi-
tions set forth in the District's Statement
of Agency Organization and Operation (is-
sued pursuant to Rule 28-101.001, Florida
Administrative Code), which is available for
viewing at www.sjrwmd.com. These condi-
tions include, but are not limited to, the
petition being in the form of a PDF or TIFF
file and being capable of being stored and
printed by the District. Further, pursuant to
the District's Statement of Agency Organi-
zation and Operation, attempting to file a
petition by facsimile (fax) is prohibited and
shall not constitute filing.

The right to an administrative hearing
and the relevant procedures to be followed
are governed by Chapter 120, Florida Sta-
tutes, Chapter 28-106, Florida Administra-
tive Code, and Rule 40C- 1.1007, Florida
Administrative Code. Because the admin-
istrative hearing process is designed to
formulate final agency action, the filing of
a petition means the District's final action
may be different from the position taken by
it in this notice. **Failure to file a petition
for an administrative hearing within the
requisite time frame shall constitute a
waiver of the right to an administrative
hearing. (Rule 28-106.111, F.A.C.)**.

If you wish to do so, please visit [http://](http://www.sjrwmd.com/nor_dec/)
www.sjrwmd.com/nor_dec/ to read the
complete Notice of Rights to determine
any legal rights you may have concerning
the District's decision(s) on the permit
application(s) described above. You can also
request the Notice of Rights by contacting
the Director of Office of Records and Regu-
latory Support, 4049 Reid St., Palatka, FL
32177- 2529, tele. no. (386)329-4570.

Aug. 7

25-00286F

FIRST INSERTION

**RADIANCE 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 SUPERVI-
SORS' MEETING.**

The Board of Supervisors ("Board") of
the Radiance Community Development
District ("District") will hold a public hear-
ing on **Monday, August 25, 2025, at 11:00
a.m., at Hilton Garden Inn, 55 Town
Center Blvd., Palm Coast, FL 32164** for
the purpose of hearing comments and ob-
jections on the adoption of the proposed
budget(s) ("Proposed Budget") of the Dis-
trict 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 con-
sider any other business that may properly
come before it. A copy of the agenda and
Proposed Budget may be obtained at the
offices of the District Manager, c/o DPFG
Management & Consulting LLC, 250 In-
ternational Parkway, Suite 208, Lake Mary,
Florida 32746, 321-263-0132 ("**District
Manager's Office**"), during normal busi-
ness hours, or by visiting the District's web-
site at <https://www.radiancecdcd.com/>.

The public hearing and meeting are open
to the public and will be conducted in ac-
cordance 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 Su-
pervisors or District Staff may participate
by speaker telephone.


Any person requiring special accommo-
dations at this meeting because of a disabil-
ity 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 accord-
ingly, 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

Aug. 7

25-00283F



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SUBSEQUENT INSERTIONS

FOURTH INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Ky'andre J. Moore
Case No.: CD202505389/D 3402742

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

July 17, 24, 31; August 7, 2025

SECOND 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

SECOND 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 E.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

SECOND INSERTION

Notice of Intent News Release PUBLIC NOTICE

Pursuant to Florida Statute 121.055, notice is hereby given that the Board of County Commissioners of Flagler County intends to designate the position of Health and Human Services Director, to be included in the Senior Management Services class of the Florida Retirement System.

Jul. 31, Aug. 7

25-00266F

SECOND INSERTION

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

File No. 2025 CP 000337
Division 48
IN RE: ESTATE OF MARY ELIZABETH OLSON
Deceased.

The administration of the estate of MARY ELIZABETH OLSON, deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 East Moody Boulevard, Building #1, Bunnell, Florida 32110. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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.

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