

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SALE

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale Date September 5 th 2025 @ 10:00 AM at each individual repair facility.
41038 2012 Jeep VIN#: 1C4NJC-BA2CD580214 Repair Facility: Daytona Dodge Chrysler Jeep Ram 1450 N Tomoka Farms Rd Daytona Beach 386-274-0571 Lien Amt \$1,556.83
Aug. 14 25-00087V

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 Ormond Collective, located at 58 W Granada Blvd, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of August, 2025.
Fern and Fable Books LLC
Aug. 14 25-00088V

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2024 13688 CICI
M&T BANK,
Plaintiff, vs.
WESLEY FLADLAND, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 16, 2025 in Civil Case No. 2024 13688 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, DeLand, Florida, wherein M&T BANK is Plaintiff and Wesley Fladland, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of September, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 43, Shadow Crossings, Unit 4 of Hunter's Ridge Subdivision Phase 1, according to the map or plat thereof, recorded in Map Book 45, Page(s) 44 and 45, 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 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 1 (800) 955-8770.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10378FL
August 14, 21, 2025 25-003761

FIRST INSERTION

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

CASE NO.: 2024 13336 CIDL
HAWKS COVE HOMEOWNERS'
ASSOCIATION, INC.,
Plaintiff, vs.
MARY HUPPES,
Defendant.
Notice is given that pursuant to the Final Judgment of Foreclosure dated 7/29/2025, in Case No.: 2024 13336 CIDL of the Circuit Court in and for Volusia County, Florida, wherein HAWKS COVE HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and MARY HUPPES is the Defendant. Laura E. Roth, the Clerk of Court for Volusia County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.volusia.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 10/21/2025, the following described property set forth in the Final Judgment of Foreclosure:
Lot 42, HAWKS COVE, according to the plat thereof, recorded in Map Book 53, Page(s) 46 and 47 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 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, CALL 711.
DATED: August 7, 2025
By: /s/ Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
August 14, 21, 2025 25-003821

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 ACTION
CASE NO.: 2023 12287 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
EDWARD JOHN SEELEY, JR AKA
EDWARD JOHN SEELEY, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 30, 2025, and entered in Case No. 2023 12287 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Edward John Seeley, Jr aka Edward John Seeley, Julisa Seeley, Sabal Lakes of New Smyrna Homeowners Association, Inc., Unknown Party #1 N/K/A Chris Lariviere, 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 September 16, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
LOT(S) 165, SABAL LAKES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 56, PAGES 163 THROUGH 172, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
A/K/A 2655 STAR CORAL LN NEW SMYRNA BEACH FL 32168
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 1-800-955-8771; 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 04 day of August, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #595948
Silver Jade Bohn, Esq.
IN/23-008482
August 14, 21, 2025 25-003721

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 2022 30974 CICI
BANK OF AMERICA, N.A.,
Plaintiff, vs.
LAWRENCE A. HIGLEY AKA
LAWRENCE ANTHONY HIGLEY,
et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 26, 2025 and entered in Case No. 2022 30974 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Bank of America, N.A., is the Plaintiff and Lawrence A. Higley aka Lawrence Anthony Higley, Laura T. Brown, 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 October 3, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
LOT R25, FLY-IN SPRUCE CREEK, INC. SUBDIVISION, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 33, PAGE 103 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
A/K/A 44 LAZY EIGHT DR PORT ORANGE FL 32128
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 1-800-955-8771; 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 07 day of August, 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
EFP-22-001684
August 14, 21, 2025 25-003831

FIRST INSERTION

NOTICE OF RESCHEDULED 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 11420 CIDL
UNITED WHOLESALE MORTGAGE,
LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST
JORGE O. ROQUE AKA JORGE
ROQUE AKA JORGE ORESTES
ROQUE MARTINEZ AKA JORGE
ORESTES ROQUE, DECEASED, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 23, 2025, and entered in Case No. 2024 11420 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which UNITED WHOLESALE MORTGAGE, LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Jorge O. Roque aka Jorge Roque aka Jorge Orestes Roque Martinez aka Jorge Orestes Roque, deceased, Raul Ignacio Roque, Jr, Vivian Roque Balboa, 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 September 16, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
Lot 5, except the West 119.02 feet on the North line and the West 53.33 feet on the South line, Block 1, BERKLEY HOMES, according to the plat thereof, as recorded in Map Book 9, Page 135, Public Records of Volusia County, Florida.
Property Address: 1451 N. Nova Road, Holly Hill, 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 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 the Court Administration, 101 N. Alabama Avenue, Suite D-305, DeLand, FL 32724, (886) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
August 14, 21, 2025 25-003751

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 23, 2025, and entered in Case No. 2024 11420 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which UNITED WHOLESALE MORTGAGE, LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Jorge O. Roque aka Jorge Roque aka Jorge Orestes Roque Martinez aka Jorge Orestes Roque, deceased, Raul Ignacio Roque, Jr, Vivian Roque Balboa, 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 September 16, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
Lot 5, except the West 119.02 feet on the North line and the West 53.33 feet on the South line, Block 1, BERKLEY HOMES, according to the plat thereof, as recorded in Map Book 9, Page 135, Public Records of Volusia County, Florida.
Property Address: 1451 N. Nova Road, Holly Hill, 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 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 the Court Administration, 101 N. Alabama Avenue, Suite D-305, DeLand, FL 32724, (886) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
August 14, 21, 2025 25-003751

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2025 10654 CICI
VALLEY NATIONAL BANK,
Plaintiff, v.
DAFISH77 INC., a Florida corporation
d/b/a SUPER WASH HOLLY
HILL; ERIC CRAIG MATTESON
a/k/a ERIC C. MATTESON a/k/a
ERIC MATTESON, an individual;
JUDY EILEEN MATTESON a/k/a
JUDY MATTESON, an individual;
UNITED STATES SMALL BUSINESS
ADMINISTRATION, a government
agency; UNKNOWN SPOUSE OF
ERIC C. MATTESON; and UNKNOWN
TENANT(S) IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure (the "Final Judgment"), dated July 24, 2025, entered in Case No. 2025 10654 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein VALLEY NATIONAL BANK is Plaintiff and DAFISH77 INC. d/b/a SUPER WASH HOLLY HILL; ERIC CRAIG MATTESON a/k/a ERIC C. MATTESON a/k/a ERIC MATTESON; JUDY EILEEN MATTESON a/k/a JUDY MATTESON; UNITED STATES SMALL BUSINESS ADMINISTRATION; and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the Clerk of the Circuit Court, Volusia County, Florida, Laura E. Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM on the 10th day of September 2025, the following described property as set forth in said Final Judgment to wit:
Lot 5, except the West 119.02 feet on the North line and the West 53.33 feet on the South line, Block 1, BERKLEY HOMES, according to the plat thereof, as recorded in Map Book 9, Page 135, Public Records of Volusia County, Florida.
Property Address: 1451 N. Nova Road, Holly Hill, 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 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 the Court Administration, 101 N. Alabama Avenue, Suite D-305, DeLand, FL 32724, (886) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
August 14, 21, 2025 25-003751

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 12268 CIDL
MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,
Plaintiff, vs.
TODD M. WYLDE, et. al.
Defendant(s).
TO: TODD M. WYLDE, UNKNOWN SPOUSE OF TODD M. WYLDE, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 42, BLOCK 30, DAYTONA PARK ESTATES SECTION NO. C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 97A AND 98, 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 SEP 4 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 5th day of Aug. 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: fmail@raslg.com
25-307017
August 14, 21, 2025 25-003811

FIRST INSERTION

LOT 16, BLOCK 105, DELTONA LAKES UNIT THREE, ACCORDING TO THE PLAT THEREOF,

RECORDED IN MAP BOOK 25, PAGE(S) 105 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
A/K/A 899 TULIP ST DELTONA FL 32725
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 1-800-955-8771; 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 04 day of August, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #595948
Silver Jade Bohn, Esq.
IN/23-014766
August 14, 21, 2025 25-003731

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 23, 2025, and entered in Case No. 2024 11420 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which UNITED WHOLESALE MORTGAGE, LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Jorge O. Roque aka Jorge Roque aka Jorge Orestes Roque Martinez aka Jorge Orestes Roque, deceased, Raul Ignacio Roque, Jr, Vivian Roque Balboa, 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 September 16, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
Lot 5, except the West 119.02 feet on the North line and the West 53.33 feet on the South line, Block 1, BERKLEY HOMES, according to the plat thereof, as recorded in Map Book 9, Page 135, Public Records of Volusia County, Florida.
Property Address: 1451 N. Nova Road, Holly Hill, 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 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 the Court Administration, 101 N. Alabama Avenue, Suite D-305, DeLand, FL 32724, (886) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
August 14, 21, 2025 25-003751

FIRST INSERTION

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

CASE NO.: 2025 13180 CODL
KOVE ASSOCIATION, INC. OF
VOLUSIA., a Florida not-for-profit
corporation.,
Plaintiff, vs.
AARON B. JOHNSON, individually;
UNKNOWN SPOUSE OF AARON
B. JOHNSON; and ALL UNKNOWN
TENANTS/OWNERS,
Defendants.
NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated July 31, 2025, and entered in Case Number: 2025 13180 CODL, of the County Court in and for Volusia County, Florida, wherein KOVE ASSOCIATION, INC. OF VOLUSIA is the Plaintiff, AARON B. JOHNSON, individually; UNKNOWN SPOUSE OF AARON B. JOHNSON; and ALL UNKNOWN TENANTS/OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com, beginning at 11:00 o'clock A.M. on the 8th day of September, 2025 the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:
Property Address: 89 South Eagle Point, Osteen, Florida 32764
Property Description:
Mobile Home or Camper Space No. C-89 of Kove Association, Inc. of Volusia shown on Proprietary Lease recorded in Official Records Book 2141, Page 1100 and amended to add legal description in Official Records Book 5849, page 3832, and all exhibits and amendments thereof,
Records of Volusia County, Florida. Together with Mobile Home Title No. 60153072 and Membership Certificate No. C-89.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Avenue, Suite 300, Daytona Beach, Florida 32114; (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.
/s/ Helena G. Malchow
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Rebecca Blechman
Florida Bar No.: 0121474
Shelby Pfannerstall
Florida Bar No.: 1058704
Nelson Crespo
Florida Bar No.: 0121499
Arthur Barksdale
Florida Bar No.: 0040628
Toby Snively
Florida Bar No.: 0125998
DI MASI BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph. (407) 839-3383
Fx. (407) 839-3384
Service E-Mail: jdlaw@orlando-law.com
Attorney for Plaintiff, Association
August 14, 21, 2025 25-00374G

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled case 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 03 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 7, GEORGETOWNE DUPLEXES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 172, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 154 WOODBRIDGE CIR S, DAYTONA BEACH, FL 32119

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 11359 CIDL
FBC MORTGAGE, LLC,
Plaintiff, vs.
MICHAEL DAVID WILLIAMS A/K/A
MICHAEL D. WILLIAMS A/K/A
MICHAEL WILLIAMS, et al.,
Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MARSHA LORRAINE EBANKS WILLIAMS A/K/A MARSHA LORRAINE EBANKS A/K/A MARSHA EBANKS WILLIAMS A/K/A MARSHA WILLIAMS A/K/A MARSHA EBANKS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOTS 28, 29 AND 30, BLOCK 22, DAYTONA PARK ESTATES, SECTION NO. E, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 100, 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 McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in 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.
WITNESS my hand and seal of this Court this 5th day of Aug. 2025.
LAURA E. ROTH, ESQ.
CLERK OF COURT OF
VOLUSIA COUNTY
(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
24-10803FL
August 14, 21, 2025 25-003781

FIRST INSERTION

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

CASE NO.: 2025 13180 CODL
KOVE ASSOCIATION, INC. OF
VOLUSIA., a Florida not-for-profit
corporation.,
Plaintiff, vs.
AARON B. JOHNSON, individually;
UNKNOWN SPOUSE OF AARON
B. JOHNSON; and ALL UNKNOWN
TENANTS/OWNERS,
Defendants.
NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated July 31, 2025, and entered in Case Number: 2025 13180 CODL, of the County Court in and for Volusia County, Florida, wherein KOVE ASSOCIATION, INC. OF VOLUSIA is the Plaintiff, AARON B. JOHNSON, individually; UNKNOWN SPOUSE OF AARON B. JOHNSON; and ALL UNKNOWN TENANTS/OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com, beginning at 11:00 o'clock A.M. on the 8th day of September, 2025 the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:
Property Address: 89 South Eagle Point, Osteen, Florida 32764
Property Description:
Mobile Home or Camper Space No. C-89 of Kove Association, Inc. of Volusia shown on Proprietary Lease recorded in Official Records Book 2141, Page 1100 and amended to add legal description in Official Records Book 5849, page 3832, and all exhibits and amendments thereof,
Records of Volusia County, Florida. Together with Mobile Home Title No. 60153072 and Membership Certificate No. C-89.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Avenue, Suite 300, Daytona Beach, Florida 32114; (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.
/s/ Helena G. Malchow
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eryn M. McConnell
Florida Bar No.: 0018858
Rebecca Blechman
Florida Bar No.: 0121474
Shelby Pfannerstall
Florida Bar No.: 1058704
Nelson Crespo
Florida Bar No.: 0121499
Arthur Barksdale
Florida Bar No.: 0040628
Toby Snively
Florida Bar No.: 0125998
DI MASI BURTON, P.A.
80

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11526 CIDL
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-
INTEREST TO U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
MASTR ASSET-BACKED SECURITIES
TRUST 2006-NC2 MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-NC2,
Plaintiff, vs.
KOESLER CYRILLE A/K/A KOESTER
CYRILLE A/K/A ROESLER CYRILLE;
UNKNOWN SPOUSE OF KOESLER
CYRILLE A/K/A KOESTER CYRILLE
A/K/A ROESLER CYRILLE; CITY OF
DELTONA, FLORIDA,
Defendant(s).

TO: Unknown Spouse of Koesler Cyrille
a/k/a Koesler Cyrille a/k/a Roesler Cyrille
Residence Unknown

YOU ARE NOTIFIED that an action to
foreclose a mortgage on the following
described property in Volusia County, Florida:
LOT 5, BLOCK 390, DELTONA
LAKES UNIT ELEVEN, ACCORD-
ING TO THE PLAT THEREOF, AS
RECORDED IN MAP BOOK 25,
PAGE 193 THROUGH 206, OF THE
PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.

Street Address: 1574E Normandy
Boulevard, Deltona, Florida 32725

has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, if any, to it on McCabe, Weisberg &
Conway, LLC, Plaintiff's attorney, whose
address is 3222 Commerce Place, Suite
A, West Palm Beach, FL 33407, within 30
days after the date of the first publication of
this notice, on or before AUG 29 2025,
and file the original with the Clerk of this
Court, otherwise, a default will be entered
against you for the relief demanded in the
complaint or petition.

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

Dated on JUL 30, 2025.

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File #: 18-400112
August 14, 21, 2025

25-003771

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. 2024 13186 CICI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF JESUS
D. GARCIA, DECEASED. et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF JESUS D. GARCIA, DE-
CEASED,
whose residence is unknown if he/she/they
is living; and if he/she/they is dead,
the unknown defendants who may be spouses,
heirs, devisees, grantees, assignees, lienors,
creditors, trustees, and all parties claiming
an interest by, through, under or against
the Defendants, who are not known to
be dead or alive, and all parties having or
claiming to have any right, title or interest
in the property described in the mortgage
being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an
action to foreclose a mortgage on the fol-
lowing property:

LOT 47, LAKE ELLABELLE EX-
TENSION #1, ACCORDING TO THE
MAP OR PLAT THEREOF, AS RE-
CORDED IN MAP BOOK 23, PAGE
234, OF THE PUBLIC RECORDS OF
VOLUSIA 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 Ave., Suite
100, Boca Raton, Florida 33487 on or be-
fore SEP 4 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 im-
mediately 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 5th
day of Aug. 2025.

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

ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-243211
August 14, 21, 2025

25-003801

SUBSEQUENT INSERTIONS

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 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 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 NA-
TIONAL ASSOCIATION, NOT IN ITS IN-
DIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUIS-
ITION 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 HAMIL-
TON A/K/A MELISSA LEIGH HAMIL-
LTON, 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 CERTIFICATEHOLD-
ERS OF THE CWHEQ, INC., CWHEQ
REVOLVING HOME EQUITY LOAN
TRUST, SERIES 2006-H; DEREK LEE

IDLE; SUSAN JEAN NELSON A/K/A SU-
SAN 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, TI-
TLE OR INTEREST IN THE PROPERTY
HEREIN DESCRIBED, are Defendants,
LAURA E. ROTH, Clerk of the Circuit
Court, will sell to the highest and best bid-
der for cash www.volusia.realforeclose.com,
11:00 a.m., on October 9, 2025, the follo-
wing described property as set forth in said
Order or Final Judgment, to-wit:

LOTS 10480 AND 10481, BLOCK
335, FLORIDA SHORES NO. 12,
ACCORDING TO THE MAP OR
PLAT THEREOF AS RECORDED
IN PLAT BOOK 19, PAGE 213,
OF THE PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTER-
EST IN THE SURPLUS FROM THE
SALE, IF ANY, OTHER THAN THE
PROPERTY OWNER AS OF THE DATE
OF THE LIS PENDENS MUST FILE A
CLAIM BEFORE THE CLERK REPORTS
THE SURPLUS AS UNCLAIMED. THE
COURT, IN ITS DISCRETION, MAY
ENLARGE THE TIME OF THE SALE.
NOTICE OF THE CHANGED TIME OF
SALE SHALL BE PUBLISHED AS PRO-
VIDED HEREIN.

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

REQUESTS FOR ACCOMMODA-
TIONS BY PERSONS WITH DISABILI-
TIES

If you are a person with a disability who
needs an accommodation in order to par-

ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Please contact Court Admin-
istration, 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 ap-
pearance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

THESE ARE NOT COURT INFORMA-
TION NUMBERS

SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACID-
ADES

Si usted es una persona con discapacidad
que necesita una adaptacin para poder par-
ticipar en este procedimiento, usted tiene el
derecho a que se le proporcione cierta asis-
tencia, 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 INFORMA-
CION 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

SECOND 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 statute 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

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SUBSEQUENT INSERTIONS

SECOND 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 re-
quired to serve a copy of your written de-
fenses, if any, to it, on Kahane & Associates,
P.A., Attorney for Plaintiff, whose address is
1619 NW 136th Avenue, Suite D-220, Sun-
rise, 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 im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint.

This notice is provided pursuant to Ad-
ministrative 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., Day-
tona Beach, FL 32114; call (386)257-6096
within two (2) working days of your receipt
of this notice or pleading; if you are hear-
ing 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
Textfacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
25-00350 NML
August 7, 14, 2025 25-003681

SECOND 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 case, in the Cir-
cuit 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 AC-
CORDING 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 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 at St. Petersburg, Florida this 1
day of August, 2025.

eXL Legal, PLLC
Designated Email Address:
efiling@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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11077 PRDL

IN RE: ESTATE OF
JEAN H. THOMPSON
Deceased.

The administration of the estate of JEAN
H. THOMPSON, deceased, whose date of
death was November 20, 2024, is pending
in the Circuit Court for VOLUSIA County,
Florida, Probate Division, the address of
which is PO Box 6043, Deland, FL 32721.
The names and addresses of the personal
representative and the personal representa-
tive's attorney are set forth below.

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

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

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

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:
JAMES L. THOMPSON
326 Plains Rd.
Wallkill, NY 12589

Attorney for Personal Representative:
AMY M. ROMAINE, Esq.
Florida Bar Number: 0640026
ROMAINE & NUGENT
835 Executive Ln., Ste. 110
Rockledge, FL 32955
Telephone: (321) 574-1095
Fax: (321) 574-1032
amy@RomaineNugent.com
office@RomaineNugent.com
August 7, 14, 2025 25-003671

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11582 PRDL

Division 10
IN RE: ESTATE OF
ALFRED ERNEST OLAH, JR.
A/K/A ALFRED E. OLAH
A/K/A ALFRED OLAH

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 Cir-
cuit Court for Volusia County, Florida, Pro-
bate Division, the address of which is P.O.
Box 6043, DeLand, FL 32721-6043. The
names and addresses of the personal repre-
sentative and the personal representative's
attorney are set forth below.

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

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

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@johnwilliamslaw.com
Secondary E-Mail:
ms@johnwilliamslaw.com
Secondary E-Mail:
service@johnwilliamslaw.com
August 7, 14, 2025 25-003631

SECOND 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 request-
ing the entry of an Order of Summary Ad-
ministration 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 decen-
t'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 as-
signed 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 NOTI-
FIED THAT:

All creditors of the estate of the decedent
and persons having claims or demands
against the estate of the decedent other
than those for whom provision for full pay-
ment was made in the Order of Summary
Administration must file their claims with
this court WITHIN THE TIME PERI-
ODS 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 AP-
PLICABLE 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

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. 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 Resched-
uling 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 Associa-
tion, 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 Judg-
ment, to wit:

UNIT 1204, PLAZA RESORT & SPA,
A CONDOMINIUM, ACCORDING
TO THE DECLARATION OF CON-
DOMINIUM THEREOF AS RE-
CORDED IN OFFICIAL RECORDS
BOOK 5665, PAGE 1910, OF THE
PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA, AS AMEND-
ED, TOGETHER WITH AN UNDI-
VIDED INTEREST IN THE COM-
MON 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

SECOND 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 Au-
ditor 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 prop-
erly 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 Man-
ager's office via email at gaarlandtj@pfm.com
or via phone at (407) 723-5900.

A copy of the agenda and Proposed Bud-
get 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 nor-
mal business hours.

The public hearing and meeting are open
to the public and will be conducted in ac-
cordance with the provisions of Florida law
for community development districts. The
public hearing and meeting may be contin-
ued 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 accom-
modations 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 con-
tacting 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 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.

Jane Gaarlandt
District Manager
Aug. 7/14 25-00078V

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12317 PRDL

Division 10
IN RE: ESTATE OF
MARGARET V. CLOUTIER
Deceased.

The administration of the estate of Mar-
garet V. Cloutier, deceased, whose date of
death was July 5, 2025, is pending in the
Circuit Court for Volusia County, Florida,
Probate Division, the address of which is
101 North Alabama Avenue, DeLand,
Florida 32724. The names and addresses
of the personal representative and the per-
sonal representative's attorney are set forth
below.

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

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

The personal representative has no duty

you are a person with a disability who needs
an accommodation in order to participate
in this proceeding, you are entitled, at not
cost to you, to the provision of certain as-
sistance. Please contact Court Administra-
tion, 101 N. Alabama Ave., Ste. D-305, De-
Land, FL 32724, (386) 257-6096, at least
7 days before your scheduled court appear-
ance, or immediately upon receiving this
notification if the time before the appear-
ance is less than 7 days; if you are hearing or
voice impaired, call 711.

THESE ARE NOT COURT INFORMA-
TION NUMBERS
SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACIDAD-
ADES

Si usted es una persona con discapacidad
que necesita una adaptacion 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 Adminis-
tracion Judicial (Court Administracion),
101 N. Alabama Ave., Ste. D-305, DeLand,
FL 32724, (386) 257-6096, con no menos
de 7 dias de antelacion de su cita de com-
parencia ante el juez, o de inmediato al
recibir esta notificacion si la cita de com-
parencia esta dentro de un plazo menos de
7 dias; si usted tiene una discapacidad del
habla o del oido, llame al 711.

ESTOS NUMEROS TELEFONICOS
NO SON PARA OBTENER INFORMA-
CION JUDICIAL

Dated this 30th day of July, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDustin@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00102
August 7, 14, 2025 25-003591

SECOND 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 ad-
dress of which is 101 N. Alabama Ave, De-
Land, FL 32724. The names and addresses
of the personal representative and the per-
sonal 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 BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

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

A Personal Representative or curator has
no duty to discover whether any property
held at the time of the decedent's death by
the decedent or the decedent's surviving
spouse is property to which the Florida
Uniform Disposition of Community Prop-
erty Rights at Death Act as described in ss.
732.216-732.228, applies, or may apply, un-
less a written demand is made by a creditor
as specified under s. 732.2211.

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 No-
tice is: August 7, 2025.

Personal Representative:
Ryan Vega
11192 Archer Ave, Springhill FL 34608
SONYA C. COLON, ESQ.
Attorney for Personal Representative
13311 Winding Oak Ct, Suite A
Tampa FL 33612
FL Bar #35491
Office: 813-969-0331
Fax: 813-969-2140
Email: sonya.colon.esq@gmail.com
August 7, 14, 2025 25-003601

to discover whether any property held at
the time of the decedent's death by the de-
cedent or the decedent's surviving spouse
is property to which the Florida Uniform
Disposition of Community Property Rights
at Death Act as described in ss. 732.216-
732.228, applies, or may apply, unless a
written demand is made by a creditor as
specified under s. 732.2211, Florida Stat-
utes.

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:
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

SECOND 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 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:

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 18-2024-CA-000259
DIVISION: 31

WELLS FARGO BANK, N.A., Plaintiff, vs. AMY R. COOK, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 11, 2025, and entered in Case No. 18-2024-CA-000259 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Amy R. Cook, Jason E. Cook, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the September 5, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM A D.D. MOODY (LS#261) 6" X 6" CONCRETE MONUMENT WITH A BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, BEAR SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30, A DISTANCE 375.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30 A DISTANCE OF 566.37 FEET TO THE NORTHWESTERLY RIGHT-

OF-WAY LINE OF COUNTY ROAD #304 (R/W 100'), THENCE SOUTH 41 DEGREES 47'30" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #304 A DISTANCE OF 438.11 FEET, THENCE NORTH 01 DEGREES 25'32" WEST, LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 885.65 FEET, THENCE NORTH 88 DEGREES 34'28" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

A/K/A 7260 COUNTY ROAD 304 BUNNELL FL 32110

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., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.

Dated this 04 day of August, 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/24-007744
August 14, 21, 2025 25-00192G

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

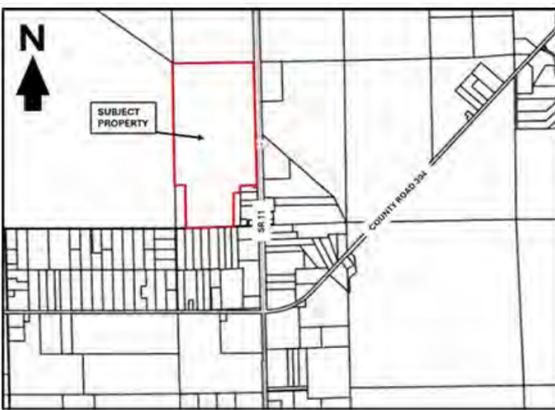
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 25th day of August 2025, for the purpose of hearing Administrative Order 2025-03 Minor Rural Subdivision Haw Creek Country Estates Rural Subdivision before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ADMINISTRATIVE ORDER 2025-03

AN ORDER OF THE CITY OF BUNNELL, FLORIDA CITY COMMISSION APPROVING THE NON-PLATTED MINOR RURAL SUBDIVISION HAW CREEK COUNTRY ESTATES RURAL SUBDIVISION, PARCEL ID: 19-13-30-1650-03010-0000 TO LEGALLY SUBDIVIDE THE PARCEL INTO SIX INDIVIDUAL PARCELS FOR THE HAW CREEK COUNTRY ESTATES RURAL SUBDIVISION; PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Administrative Order, either in person or in writing, might preclude the ability of such person to contest the Administrative Order at a later date. A copy of all pertinent information to this Administrative Order can be obtained at the Bunnell Administration Complex 2400 Commerce Pkwy., Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Aug. 14

25-00298F

FIRST INSERTION

PUBLIC NOTICE
The City of Flagler Beach proposes to adopt the following ordinances entitled:
ORDINANCE NO. 2025-09
COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT PROVIDING FOR UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE AND MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2025-11
AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Public Hearings will be conducted to consider the amendments as follows:

Planning & Architectural Review Board Special Meeting, Tuesday July 15, 2025, at 5:30 p.m. or soon thereafter

City Commission Meeting (First Reading), Thursday July 24, 2025, at 5:30 p.m. or soon thereafter

City Commission Meeting (Second Reading), Thursday August 28, 2025, at 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes 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 any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.
Aug. 14 25-00234F

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 Sirius Voices 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 9th day of August, 2025
MediaForge LLC
Aug. 14 25-00295F

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF 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 RECORDED IN PLAT BOOK 6, PAGES 43 THROUGH 53, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER 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 immediately 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 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 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
SERV BANK, SB vs. Michael A. Thomas
TDV File No. 25-004347-1
August 7, 14, 2025 25-00187G

SECOND 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 following property:

LOT 14, BLOCK 23, ROYAL PALMS-SECTION 30 PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 30, OF THE PUBLIC RECORDS 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 PUBLISHED 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

SECOND INSERTION

NOTICE OF ACTION For Dissolution of Marriage
Tamarara Ambartsumava searching Ihor Troyan for divorce.786-393-2652
Aug. 7/14/21/28 25-00281F

FIRST INSERTION

PUBLIC NOTICE

The City of Flagler Beach proposes to adopt the following ordinances entitled:

ORDINANCE 2025-12

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES, CREATING SECTION 11-9 RELATED TO LITTER AND REQUIRING OWNERS AND OPERATORS OF CERTAIN RETAIL ESTABLISHMENTS TO INSTALL ADEQUATE GARBAGE RECEPTACLES FOR LITTER GENERATED BY THE BUSINESS ACTIVITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Public Hearings will be conducted to consider the amendments as follows:
City Commission: Thursday, August 28, 2025 @ 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes 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 any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.
Aug. 14 25-00242F

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 Sirius Press 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 9th day of August, 2025
MediaForge LLC
Aug. 14 25-00294F

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 28th day of August, 2025 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110 Cody Allred A002 Furniture, Mattress, Chairs, bed frame, Dresser, table, Tama rick Asbell A011 Television, Bed Frame, Adam L Brown A009 Bike, Tots, Fishing gear, Dolly, Boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
Aug. 14/21 25-00290F

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that NEXA Mortgage, LLC, owner, desiring to engage in business under the fictitious name of Simple-Fi Mortgage located at 5559 S Sossaman Rd Bldg #1, Ste #101, MESA, Arizona 85212 intends to register the said name in Flagler county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
August 14, 2025 25-00195G

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 25th day of August 2025, for the purpose of First Reading to consider Development Agreement 2025-02 for the Reserve at Haw Creek development, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

NOTICE OF INTENT

IT IS HEREBY NOTICED THAT THE CITY OF BUNNELL WILL HAVE FIRST READING TO CONSIDER ENTERING INTO A DEVELOPMENT AGREEMENT FOR THE RESERVE AT HAW CREEK DEVELOPMENT

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed development agreement, either in person or in writing, might preclude the ability of such person to contest the development agreement at a later date. A copy of all pertinent information about this development agreement can be obtained at the Bunnell Administration Complex 2400 Commerce Pkwy., Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)
Aug. 14 25-00297F

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 KindEarth Property Solutions located at 73 Fairbank Lane, 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 11th day of August, 2025
Samantha Vaughn
Aug. 14 25-00296F

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 PlayBeyond Sports Media located at 15 Willow St, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2025
Ps Place LLC
Aug. 14 25-00289F

FIRST INSERTION

PUBLIC NOTICE

Effective August 24, 2025 Wallace Combs, MD will be retiring from his outpatient practice and will no longer be seeing patients at AdventHealth Medical Group Gastroenterology Palm Coast located at 120 Pinnacles Dr Suite 1, Palm Coast, FL 32164. Patients should have received communication regarding transition of care. If you are a patient and did not receive communication or have additional questions, please call the office at 386-586-6611.
Aug. 14/21/28, Sep. 4 25-00288F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48

File # 2025 CP 418

IN RE: THE ESTATE OF

JOANN ALBERTA CLINE, Deceased.
The administration of the Estate of Joann Alberta Cline, Deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

Wilson M. Fedewa, Jr., Personal Representative, 70 Claremont Drive, Flagler Beach, FL, 32136

The first publication of this notice is August 14, 2025.

/s/ Andrea Burns
ANDREA BURNS, ESQ.
Florida Bar Number: 1031966
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
Attorney for Personal Representative
stacygeigeresq@yahoo.com
andreaburnsesq@gmail.com
August 14, 21, 2025 25-00193G

FIRST INSERTION

NOTICE OF PUBLIC SALE

Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 9/8/2025 at 3:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com

32 Kiona Gordon
79 MARTIN NUNEZ

Aug. 14/21 25-00280F

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Terrabyte Graphics 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 9th day of August, 2025
MediaForge LLC
Aug. 14 25-00291F

FIRST INSERTION

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

CASE NO.: 2025-CA-000037

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. JEFFREY SCOTT DAVIS, et al., Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on September 19, 2025, at 11:00 a.m. ET, via the online auction site at www.flagler.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Flagler County, Florida, to wit: Lot 44, Block 13, BELLE TERRE - SECTION-11 PALM COAST, according to the map or plat thereof, as recorded in Map Book 6, Page (s) 59 through 67, inclusive, of the Public Records of Flagler County, Florida. Property Address: 123 Beacon Mill Lane, Palm Coast, FL 32137

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 8th day of August, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
August 14, 21, 2025 25-00194G

FIRST INSERTION

Notice

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7th JUDICIAL CIRCUIT, IN AND
FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48
File # 2025 CP 430
IN RE: THE ESTATE OF
GARY WALTER BALLARD
Deceased.

The administration of the Estate of GARY WALTER BALLARD, Deceased, whose date of death was May 22, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication of this notice is August 7, 2025.

Lisa Alexander,
Personal Representative,
31 Sandy Beach Way,
Palm Coast, FL 32137

/s/ Stacy Geiger
STACY GEIGER, ESQ.
Florida Bar Number: 0015711
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
stacygeigeresq@yahoo.com
andreaurnsesq@gmail.com
August 7, 14, 2025

25-00191G

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that ELEVANTH 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

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