

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 Grana-da Blvd, in the City of Ormond Beach, Volu-sia County, FL 32174 intends to register the said name with the Division of Corpora-tions of the Department of State, Tallahas-see, 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 25-00376I

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 HUPPS, 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 HUPPS 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. ALA-BAMA 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 25-00382I

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 #59548
Silver Jade Bohn, Esq.
IN/23-008482

August 14, 21, 2025 25-00372I

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

BANKOF 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 25-00383I

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:

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:

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 OF (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: flmail@raslg.com
25-307017

August 14, 21, 2025 25-00381I

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 #59548
Silver Jade Bohn, Esq.
IN/23-014766

August 14, 21, 2025 25-00373I

FIRST INSERTION

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 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 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 25-00375I

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 you 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 demand 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 25-00378I

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,

FIRST INSERTION

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

CIVIL DIVISION:

CASE NO.: 2024 12694 CICI

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL 1 INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC5, Plaintiff, vs. ROSA MAE TILLER A/K/A ROSA M. TILLER; GEORGETOWNE HOMEOWNERS ASSOCIATION OF DAYTONA BEACH, INC; CAROL TILLER; UNKNOWN SPOUSE OF ROSA MAE TILLER A/K/A ROSA M. TILLER; UNKNOWN SPOUSE OF CAROL TILLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 AM on the 03 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 7, GEORGETOWNE DUPLEX-ES, 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

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 Pfannerstill
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

FIRST INSERTION

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

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

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

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.

Dated this 11 day of August 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-03579
August 14, 21, 2025 25-00379I

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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
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August 7, 14, 2025 25-00191G

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that ELEVANT 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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