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PUBLIC NOTICES

THURSDAY, AUGUST 28, 2025

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
CASE NO. 2025 11959 CIDL
BANK OF AMERICA, N.A., PLAINTIFF, VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ARTHUR W. LOVELACE A/K/A ARTHUR LOVELACE A/K/A ARTHUR WILLIAM LOVELACE (DECEASED), ET AL. DEFENDANT(S).
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ARTHUR W. LOVELACE A/K/A ARTHUR WILLIAM LOVELACE (DECEASED)
RECEIVED: UNKNOWN
LAST KNOWN ADDRESS: 842 Sweetbriar Dr, Deltona, FL 32725
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida:
LOT 5, BLOCK 1747, DELTONA LAKES, UNIT 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 28, PAGES 124 THROUGH 127, INCLUSIVE, 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 this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 45 days after the first publication of this notice, either before SEP 26 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the Business Observer.
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 at 386-257-6096 , 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 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.
Date: AUG 12 2025
LAURA E ROTH CLERK OF THE CIRCUIT COURT
By: /s/ Shawnee S. Smith
Deputy Clerk of the Court
Tromberg, Morris & Partners, PLLC
attorneys for Plaintiff
600 West Hillsboro Boulevard, Suite 600
Deerfield Beach, FL 33441
Our Case #: 25-000137/2025 11959 CIDL/BOA
Aug. 28; Sept. 4, 2025 25-003981

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12268 PRDL
Division 10
IN RE: ESTATE OF MERLE B. JOHNSON, JR., aka MERLE BERNARD JOHNSON, JR. Deceased.
The administration of the estate of Merle B. Johnson, Jr., also known as Merle Bernard Johnson, Jr., deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.
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 28, 2025.
Personal Representative:
Rebecca L. Ziegenbein c/o Legacy Law Associates, P.L.C
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Robert M. Holland
Attorney
Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: holland@legacylaw313.com
Secondary E-Mail: linda@legacylaw313.com
Aug. 28; Sept. 4, 2025 25-003991

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11415 PRDL
Division: 10
IN RE: ESTATE OF: RENEE CLAIRE CASE, DECEASED.
The administration of the estate of RENEE CLAIRE CASE, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32124. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: August 28, 2025.
Patrick Harner-Reid, Petitioner
146 Pine Crest Drive
Newport, NC 28570
Adam Warren, Esquire
Florida Bar No.: 940501
Hawkins, Hawkins & Burt, LLP
501 S. Ridgewood Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-4499
adamwarren@hawkinsandburt.com
nicole@hawkinsandburt.com
Attorney for Petitioner
Aug. 28; Sept. 4, 2025 25-004001

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12475 PRDL
Division: 10
IN RE: ESTATE OF WILLIAM C LAULER, Deceased.
The administration of the estate of WILLIAM C LAULER, deceased, whose date of death was May 8, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: August 28, 2025.
STUART ANTHONY LAULER Personal Representative
1505 Riveredge Ct
Astor, FL 32102
R. KEVIN KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 89108
ROBERT KIT KOREY, P.A.
595 V. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kevin@koreylawpa.com
Secondary Email: dwargo@koreylawpa.com
Aug. 28; Sept. 4, 2025 25-004011

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12651 PRDL
Division 10
IN RE: ESTATE OF MARY H. GOLGOWSKI Deceased.
The administration of the estate of MARY H. GOLGOWSKI, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: August 28, 2025.
BRUCE GOLGOWSKI Successor Trustee
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
Aug. 28; Sept. 4, 2025 25-004021

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 12174 CICI
AJIT DODANI, Plaintiff, vs. ANTHONY MANN, ET AL, Defendants.
TO: RONALD JIMENEZ LISA JIMENEZ
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Volusia County, Florida:
Lot 61, Timbers Edge II, according to the plat thereof, recorded in Map Book 34, Page 127, of the Public Records of Volusia County, Florida.
Property Appraisers Parcel Number: 421704000610
Property address: 161 Pine Cone Trail, Ormond Beach, FL 32174
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ajit Dodani c/o Attorney Robert Robins, whose address is 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 on or before Oct. 6, 2025, and file the original with the clerk of this Court at 125 E. Orange Avenue, Daytona Beach, FL 321

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NOTICE**

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SUBSEQUENT INSERTIONS

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
CASE NO.: 2024 13918 CICI
DB PREMIER ASSET PARTNERS,
LLC,
Plaintiff, vs.
RE EQUITY INVESTMENT GROUP
LLC, and JJ EQUITY LLC,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 13, 2025, in the above-captioned action, the following property situated in Volusia County, Lot 1 and the Southerly 15 feet of Lot 2, George F. Smith's Subdivision of Lots 12, 13 and part of Lot 14, Block 2, George E. Coleman's Addition to Daytona, according to the map or plat thereof as recorded in Plat Book 2, Page 148, of the Public Records of VOLUSIA County, Florida. Less and except any portion within road right of way.

Having a property address of ET AL-503 N. Ridgewood Ave., Daytona Beach, FL 32127 and The North 35 feet of Lot 2 and the South 15 feet of Lot 3, MAP OF PROPERTY BELONGING TO GEO. F. SMITH, according to the plat thereof as recorded in Map Book 2, Page 148, of the Public Records of VOLUSIA County, Florida, less any portion taken for State Road right of way (Hwy 1 aka Ridgewood Avenue).

Having a property address of 507-509 N. Ridgewood Ave., Daytona Beach, FL 32127

Shall be sold to the highest and best bidder for cash by the Clerk of Court, Laura E. Roth, on October 1, 2025 at 11:00 a.m. EST at www.volusia.realforeclose.com in accordance with Section 45.031, Florida Statutes

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

HENNEN LAW, PLLC
By: /s/ Michael W. Hennen
Attorneys for the Plaintiff
Michael W. Hennen, Esq.
Florida Bar No. 0011565
Hennen Law, PLLC
425 West Colonial Drive, Suite 204
Orlando, FL 32804
(Michael@HennenLaw.com)
August 21, 28, 2025 25-003971

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR VOLUSIA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 2025 10902 PRDL
DIVISION: 10
IN RE: ESTATE OF
LOWELL RICHARD PRIMROSE
a/k/a LOWELL R. PRIMROSE,
Deceased.

The administration of the estate of LOWELL RICHARD PRIMROSE a/k/a LOWELL R. PRIMROSE, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 21, 2025.

/s/ Linda Rode
Linda Rode, Personal Representative
35 Acclaim At Lionspaw
Daytona Beach, Florida 32124

/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
August 21, 28, 2025 25-003931

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 11838 CIDL
LAKEVIEW LOAN SERVICING, LLC
Plaintiff(s), vs.
EFFRAIM RIOS; VOLUSIA COUNTY,
FLORIDA; VOLUSIA COUNTY,
FLORIDA, CLERK OF THE COURT;
THE UNKNOWN SPOUSE OF
EFFRAIM RIOS
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 22, 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 24th 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:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF VOLUSIA, FLORIDA: LOT 5 AND 6, BLOCK "B", CORRECTED PLAT OF BLECK'S SUBDIVISION OF BLOCK 150, 160 AND THE SOUTH 1/2 OF BLOCK 159 OF THE CORPORATION MAP OF THE CITY OF DELAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 157, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property address: 624 East Howry Avenue, Deland, FL 32724

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

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 24-002706-1
August 21, 28, 2025 25-003951

FIRST INSERTION

**THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025 AND FISCAL YEAR 2026 PROPOSED
BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of The Oak Hill Town Center Community Development District ("District") will hold public hearings and a regular meeting as follows:

DATE: September 9, 2025
TIME: 11:00 a.m.
LOCATION: Storch Law Firm
420 S. Nova Road
Daytona Beach, Florida 32114

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

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

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

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

District Manager
August 21, 28, 2025 25-003941



SAVE TIME

Email your Legal Notice
legal@observerlocalnews.com

SUBSEQUENT INSERTIONS

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 10468 CIDL CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. MORGAN WEETER A/K/A MORGAN MERIN WEETER; MEADOWLEA IMPROVEMENT ASSOCIATION, INC. FKA LEISURE WORLD IMPROVEMENT ASSOCIATION, INC.; MARA G. MCCUBBIN A/K/A MARA GWYN MCCUBBIN AKA MARA MCCUBBIN-ADAMS; 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 09 day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 21, BLOCK F, OF LEISURE WORLD PARK, ACCORDING TO EXHIBIT "B" ATTACHED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 1376, PAGE 599, AND AS SUBSEQUENTLY AMENDED IN OFFICIAL RECORDS BOOK 1386, PAGE 483 AND OFFICIAL RECORDS BOOK 1518, PAGE 304, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME SITUATED THEREON DESCRIBED AS : YEAR: 1984 MAKE: MANA VIN#:S: 064850S8436AFL</p>		
AND 064850S8436BFL TITLE#:S: 20897689 & 20897693 RP#:S: 12304291 & 12304294. PROPERTY ADDRESS: 170 PALM DR, DEBARY, FL 32713 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096 Hearing or voice impaired, please call 711. Dated this 14 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 25-00169 August 21, 28, 2025		25-003841

FIRST INSERTION		
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 12325 CIDL SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOYCE L. SMITH, DECEASED, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOYCE L. SMITH, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 50, BLOCK 7, DELTONA LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 25, PAGE 96THROUGH 100. INCLUSIVE, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before September 29, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Volusia County, Florida, this 13 day of August, 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer Vazquez DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-273123 August 21, 28, 2025</p>		
		25-003871

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FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO. 2023 12192 CIDL MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. DANNY SKAGGS; JACKLYN SKAGGS; QUAIL HOLLOW ON THE RIVER HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 22, 2025 and entered in Case No. 2023 12192 CIDL, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and DANNY SKAGGS; JACKLYN SKAGGS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; QUAIL HOLLOW ON THE RIVER HOMEOWNERS' ASSOCIATION, INC.; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on September 9, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK A, TOGETHER WITH AN UNDIVIDED 1/22 IN-TEREST IN AND TO RED WING VILLAGE, QUAIL HOLLOW ON THE RIVER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 32, PAGE 88 THROUGH 91, INCLUSIVE, 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. This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). Dated this 15th day of August 2025. Mare Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00961 NML V6.20190626 August 21, 28, 2025</p>		25-003851

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 32407 CICI Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert Allman Taylor a/k/a Robert A. Taylor, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 32407 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert Allman Taylor a/k/a Robert A. Taylor, Deceased; Amber Lea Jones a/k/a Amber L. Jones a/k/a Amber Jones a/k/a Amber Lea Taylor a/k/a Amber L. Taylor; Destiny Tyra Taylor a/k/a Destiny Taylor 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 22nd day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 6, BLOCK 5, RIVIERA OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 35, PAGE 58, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 424277050060 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p>		
		25-003891

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2024 12472 CICI TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY, Plaintiff, vs. JOSHUA LYON, KAREN EMMONS, DARREN EMMONS, UNKNOWN SPOUSE OF JOSHUA LYON, UNKNOWN SPOUSE OF KAREN EMMONS, UNKNOWN SPOUSE OF DARREN EMMONS, THE HOMEOWNERS ASSOCIATION OF THE HAMMOCKS, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendants. NOTICE is hereby given pursuant to the Final Judgment of Foreclosure, entered August 13, 2025, and entered in Case Number: 2024 12472 CICI of the Circuit Court in and for Volusia County, Florida, wherein TRUIST BANK, formerly known as BRANCH BANKING AND TRUST COMPANY, is the Plaintiff, and JOSHUA LYON, KAREN EMMONS, DARREN EMMONS, THE HOMEOWNERS ASSOCIATION OF THE HAMMOCKS, INC., are the Defendants, the Volusia County Clerk of the Court, Laura E. Roth, 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 12th day of November, 2025 the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Property Address: 903 Deer Springs Rd, Port Orange, FL 32129 Property Description: Lot 3, Block K, THE HAMMOCKS SUBDIVISION PHASE I, as per map in Map Book 41, Page 37, and 38, Public Records of Volusia County, Florida. Any person claiming an interest in the surplus funds 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 proceedings, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Arthur Barksdale John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Nelson Crespo Florida Bar No.: 0121499 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill Florida Bar No.: 1058704 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 Primary E-Mail: jdlaw@orlando-law.com Attorneys for Plaintiff August 21, 28, 2025</p>		25-003961

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023-12104 CIDL Freedom Mortgage Corporation, Plaintiff, vs. Byron Howard, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-12104 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Byron Howard; Unknown Spouse of Byron Howard; Laurie A Hardin; Kevin W Hardin; Dividend Solar Finance LLC; Oakhurst Homeowners Association of Volusia County, Inc. 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 14th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 82, OAKHURST GOLF ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 51, PAGES 59 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 801206000820 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 ACCOMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate</p>		
		25-003861

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2023 32436 CICI U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-GEL3, Plaintiff, vs. JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC; THE CITY OF DAYTONA BEACH, FLORIDA; CITY OF SOUTH DAYTONA, FLORIDA; Defendants NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment in Mortgage Foreclosure signed February 26, 2025, and entered in Case No. 2023 32436 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-GEL3, is Plaintiff and JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC; THE CITY OF DAYTONA BEACH, FLORIDA; CITY OF SOUTH DAYTONA, FLORIDA, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com, at 11:00 a.m., on the 26TH day of SEPTEMBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 1 AND 1A, SEABREEZE CIRCLE, A SUBDIVISION IN BLOCK 11, MEMENTO, ACCORDING TO MAP IN MAP BOOK 8, PAGE 109, AND THE EASTERLY 68 FEET OF THE SOUTHERLY 25 FEET OF LOT 1, BLOCK 11, MEMENTO, ACCORDING TO MAP IN DEED BOOK "O" PAGE 692, ALL IN SECTION 5, TOWNSHIP 15 SOUTH, RANGE 33 EAST, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THE WEST 1 FOOT OF THE EAST 69 FEET OF THE SOUTH 25 FEET OF LOT 1, BLOCK 11, MEMENTO, AS PER MAP THEREOF IN DEED BOOK "O" PAGE 692, PUBLIC RECORDS OF VOLUSIA COUNTY; FLORIDA AND THE WEST 31 FEET OF THE EAST 100 FEET OF THE NORTH 1 FOOT OF THE SOUTH 25 FEET OF LOT 1, BLOCK 11, MEMENTO, AS PER MAP THEREOF IN DEED BOOK "O", PAGE 692, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si u ou are moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 15 day of August, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com / s / J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 Email: TVanNess@vanlawfl.com PHH18630-23/sap August 21, 28, 2025</p>		
		25-003911

FIRST INSERTION		
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO: 2025 10343 CICI AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs. THE HEIRS AND OR DEVEISEES OF DONALD RAIMONDI; ROBERT J. RAIMONDI; DOLORES R. LOPAT; JERALD RAIMONDI A/K/A SKIPPY RAIMONDI; RICHARD RAIMONDI; AND ALL HEIRS, DEVEISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, Defendant(s). To the following Defendant(s): DOLORES R. LOPAT: Last Known Address: Unknown RICHARD RAIMONDI: Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida: Lot 51, KINGSTON HILLS, According To The Plat Thereof As Recorded In Map Book 11, Page 244, Of The Public Records Of Volusia County, Florida. With a street address at: 1312 North Street, Daytona Beach, Florida 32114. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Ritter, Zaretsky, Lieber & Jaime, LLP, Attorneys for Plaintiff, whose address is 2800 Biscayne Blvd., Suite 500, Miami, Florida 33137, Attn: Vivian A. Jaime, Esq., WITHIN THIRTY (30) DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE in The Palm Coast Observer and 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 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 LAURA E. ROTH, CLERK OF THE COURT, 101 N. ALABAMA AVENUE, DELAND, FLORIDA, (386) 736-5915, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF ACTION; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771." Dated: 8/4/2025 LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ J. Patrick Deputy Clerk Submitted by/return to: Vivian A. Jaime, Esq. Ritter, Zaretsky, Lieber & Jaime, LLP FBN 714771 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Email: Vivian@r2llaw.com and Denise@r2llaw.com Telephone: 305-372-0933 August 21, 28, 2025</p>		
		25-003921

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FLAGLER COUNTY LEGAL NOTICES

FIRST 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 496 IN RE: THE ESTATE OF JEANNE E. LEA, Deceased. The administration of the Estate of Jeanne E. Lea, Deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, 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. Jewa Lea, Personal Representative, 141 Rhode Island Street, Highland Park, MI, 48203 The first publication of this notice is August 28, 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 Aug. 28; Sept. 4, 2025	25-00203G

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025 CA 000113 Truist Bank, Plaintiff, vs. Todd J. Cardillo a/k/a Todd Joseph Cardillo a/k/a Todd Cardillo, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 CA 000113 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein Truist Bank is the Plaintiff and Todd J. Cardillo a/k/a Todd Joseph Cardillo a/k/a Todd Cardillo; Kianna Leigh Edwards f/k/a Kianna L. Cardillo a/k/a Kianna Leigh Cardillo a/k/a Kianna Cardillo; Fifth Third Bank, N.A.; The Independent Savings Plan Company d/b/a ISPC, Inc.; ITT Community Development Corporation; Palm Coast Community Service Corporation are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at, www.flagler.realforeclose.com, beginning at 11:00 AM on the 26th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, BLOCK 63, ROYAL PALMS -SECTION - 32, PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 54 THROUGH 66, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. TAX ID: 07-11-31-7032-00630-0050 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. Please contact Court Administration , 125 E. Orange Ave, Ste. 300, Daytona Beach, FL 32114; (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. Dated this 26th day of August, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-P00146 Aug. 28; Sept. 4, 2025	25-00207G

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 Legacy Claims Adjusting located at 712 S. Ocean Shore Blvd, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of August, 2025 Elm Point LLC Aug. 28	25-00314F

FIRST 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 498 IN RE: THE ESTATE OF BARBARA K. PLUMÉZ, Deceased. The administration of the Estate of Barbara K. Pluméz, Deceased, whose date of death was February 22, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, 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. Michael J. Pluméz, Personal Representative, 2637 White Fence Way, High Point, NC, 27265 The first publication of this notice is August 28, 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 Aug. 28; Sept. 4, 2025	25-00204G

FIRST INSERTION	
PUBLIC NOTICE NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes and in accordance with Sections 336.09 and 336.10, Florida Statutes, Aaron J. Rounsavall, as the owner of the subject lands included within a plat and roadway vacation petition, requested that the Board of County Commissioners of Flagler County, Florida, consider its request to vacate that portion of the platted lands and platted road described below, and on August 18, 2025 the Board of County Commissioners adopted Resolution No. 2025-68 during its regular scheduled meeting in the Board Chambers at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, vacating and abandoning the portions of the platted lands and platted road described below: A certain portion of Smokerise Subdivision Unit 4, Flagler County, Florida, according to the plat thereof recorded in Plat Book 26, Page 38, of the Public Records of Flagler County, Florida, described as a strip of land 40 feet wide at the rear of Lot 11 dedicated to the perpetual use of the public, for the installation and maintenance of roads, public utilities and drainage facilities, as described on the aforementioned Smokerise Subdivision Unit 4, Flagler County, Florida plat. Aug. 28	25-00317F
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 Long Hill Crafters, located at 300 Shady Oaks Drive, Apt 203, 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 25th day of August, 2025 Nicholas Coulstring Aug. 28	25-00318F

SUBSEQUENT INSERTIONS

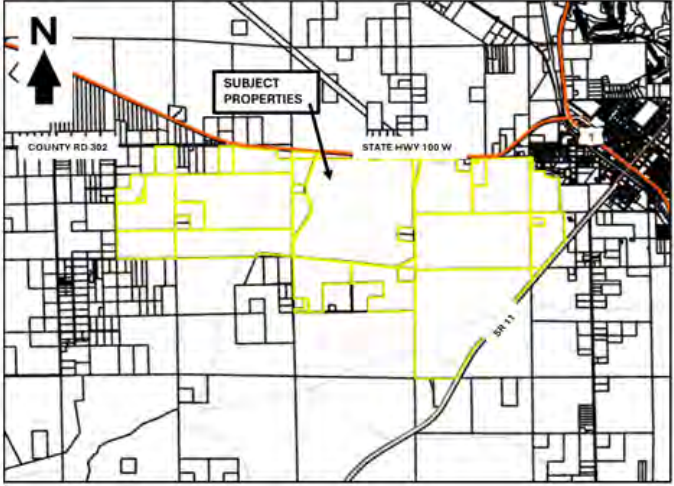
SECOND INSERTION	
INVITATION FOR BID PREVENTIVE VEHICLE MAINTENANCE PALATKA HOUSING AUTHORITY The PHA plans to issue an IFB for Preventive Vehicle Maintenance Service on September 30, 2025. Sealed bids will be accepted by the Palatka Housing Authority, located at 400 N. 15th street, Palatka, FL until 10:00 a.m.eastern time, at which time all bids will be publicly opened (and read aloud for furnishing all labor and materials and performing all work necessary and incidental to the following project: Preventive Vehicle Maintenance to the PHA vehicle fleet. Bids must be submitted to the Attn.: Ms. Willie Mae Thomas, Procurement Officer, in a sealed envelope bearing on the outside the name of the firm submitting the bid, its address and designated as bid for "Preventive Vehicle Maintenance" PHA-IFB-PVM-2025/001-I. Faxed bids will not be considered. Bid specifications will be available at the PHA Main (400 N. 15th Street, Palatka, FL) Office for pickup/mail out on August 25, 2025 and can also be retrieved from the PHA web site at: www.palatkahoa.org . A non-mandatory pre-bid conference is scheduled for September 10, 2025 at 10:00 a.m. in the boardroom at the PHA main office. The PHA reserves the right to waive informalities in the bids received and to accept any which we consider to be in our best interest and to reject any and all bids. The PHA is an EOE/DFW. The PHA has a goal and policies encouraging participation of small, minority, and women owned businesses in the provision of goods and services. Aug. 21/28	25-00310F

FIRST INSERTION	
Fictitious Name Notice Notice is hereby given that Johanna Brooks, desiring to engage in business under the fictitious name of Seek Truth Graphics located at 45 Comanche Ct, Palm Coast Florida 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 28, 2025	25-00205G

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000505 Division 48 IN RE: ESTATE OF NAOMI S. COPELAND aka NAOMI BERNADIA COPELAND Deceased. The administration of the estate of NAOMI S. COPELAND also known as NAOMI BERNADIA COPELAND, deceased, whose date of death was May 18, 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, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 28, 2025. Personal Representative: Nancy L. Firfer c/o Legacy Law Associates, P.L. 313 South Palmetto Avenue Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 South Palmetto Avenue Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: Shelley@legacylaw313.com Secondary E-Mail: troy@legacylaw313.com Aug. 28; Sept. 4, 2025	25-00206G

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 SOI Machine Shop, located at 2323 N. State St. Unit #140, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of August, 2025 Gagnon Solutions, LLC Aug. 28	25-00316F

THIRD 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 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 8th day of September, 2025, for the purpose of Second and Final Reading to consider entering into a development agreement for the Reserve at Haw Creek development, before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110. NOTICE OF INTENT IT IS HEREBY NOTICED THAT THE CITY OF BUNNELL WILL HAVE SECOND AND FINAL 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 rson 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 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. 28	25-00313F

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 394 IN RE: THE ESTATE OF WILLIAM GARLDON RACKLEY Deceased. The administration of the Estate of William Garldon Rackley, Deceased, whose date of death was May 5, 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 21, 2025. Cynthia Ashley, Personal Representative, 365 Valverde Lane, St. Augustine, FL, 32086 /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 andreaburnsesq@gmail.com August 21, 28, 2025	25-00196G
FOURTH INSERTION	
NOTICE OF ACTION For Dissolution of Marriage Tamara Ambartsumava searching Ihor Troyan for divorce.786-393-2652 Aug. 7/14/21/28	25-00281F

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION 48 File No. 2025 CP 000417 Division 48 IN RE: ESTATE OF DONALD JEROME LOCCHI Deceased. The administration of the estate of Donald Jerome Locchi, deceased, whose date of death was April 12, 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., Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 21st, 2025. Personal Representative: Stacey Dawn Locchi 2091 North Central Avenue Flagler Beach, Florida 32136 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 Fax: (386) 492-3876 E-mail Address: tupchurch@upchurchlaw.com Secondary E-mail: jackie@upchurchlaw.com August 21, 28, 2025	25-00197G

FIRST INSERTION	
GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, September 4, 2025, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board. Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office. A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Grand Haven Community Development District David McInnes, District Manager (321) 263-0132, Ext. 193 Aug. 28	25-00315F

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000379 IN RE: ESTATE OF JOHN P. EICHLER, Deceased. The administration of the estate of John P. Eichler, deceased, whose date of death was October 19, 2020, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 21, 2025. Personal Representative: Celia Rivera 12798 Fisherville Way Riverview, Florida 33579 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (1-800) 809-1774 E-Mail: andy@ponnocklaw.com August 21, 28, 2025	25-00198G

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SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE to CREDITORS (Ancillary)
IN THE CIRCUIT COURT
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY
FLORIDA
FILE NUMBER 2025 CP 00493
DIVISION 48
IN RE THE ESTATE OF
MARY K. QUINLAN, also known as
MARY KATHLEEN QUINLAN
Deceased

The administration of the estate of MARY K. QUINLAN and MARY KATHLEEN QUINLAN, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division; the address of which is 1769 East Moody Boulevard, Building 1, Bunnell, Florida 32110. The name and address of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 21, 2025.

Personal Representative:
(Ancillary)
William S. Quinlan
8901 Glenrose Place
Waxhaw, North Carolina 28173
Attorney for Personal Representative:
(Ancillary)
Melvin D. Stack
Florida Bar No. 0297798
444 Seabreeze Boulevard, Suite 1003
Daytona Beach, Florida 32118
Telephone: (386) 255-1925
Facsimile: (386) 255-9118
E-Mail: mel@melstack.com
aetha@melstack.com (secondary)
August 21, 28, 2025 25-00199G

SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 CA 000180
LOANDEPOT.COM, LLC
Plaintiff(s), vs.
DAVID G. LAIRD; et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on July 30, 2025 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash www.flagler.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th 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:
LOT 20, BLOCK 166, BELLE TERRE - SECTION 35 PALM COAST PARK AT PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Property address: 16 Birchview Place, Palm Coast, FL 32137
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.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.
Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-001682-1
August 21, 28, 2025 25-00201G

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE SEVENTH JUDICIAL CIRCUIT,
IN AND FOR FLAGLER COUNTY,
FLORIDA
CASE NO. 2025 CP 000431
DIVISION 48
IN RE: ESTATE OF
RICHARD STEVEN CHALMERS,
Deceased.

The administration of the estate of RICHARD STEVEN CHALMERS, deceased, whose date of death was August 7, 2023, pending in the Flagler County Clerk of the Circuit Court & Comptroller Kim C. Hammond Justice Center 1769 E Moody Blvd, Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 21, 2025

Personal Representative:
Tina Louise Chalmers
26 Westridge Lane
Palm Coast, FL 32164
Victoria C. Zinn, Esquire
Attorney for Personal Representative
Email Address: victoria@zinnlegal.com
Florida Bar No. 1018293
P.O. Box 10016
Daytona Beach, FL 32120
Telephone: (386)256-9466
August 21, 28, 2025 25-00200G



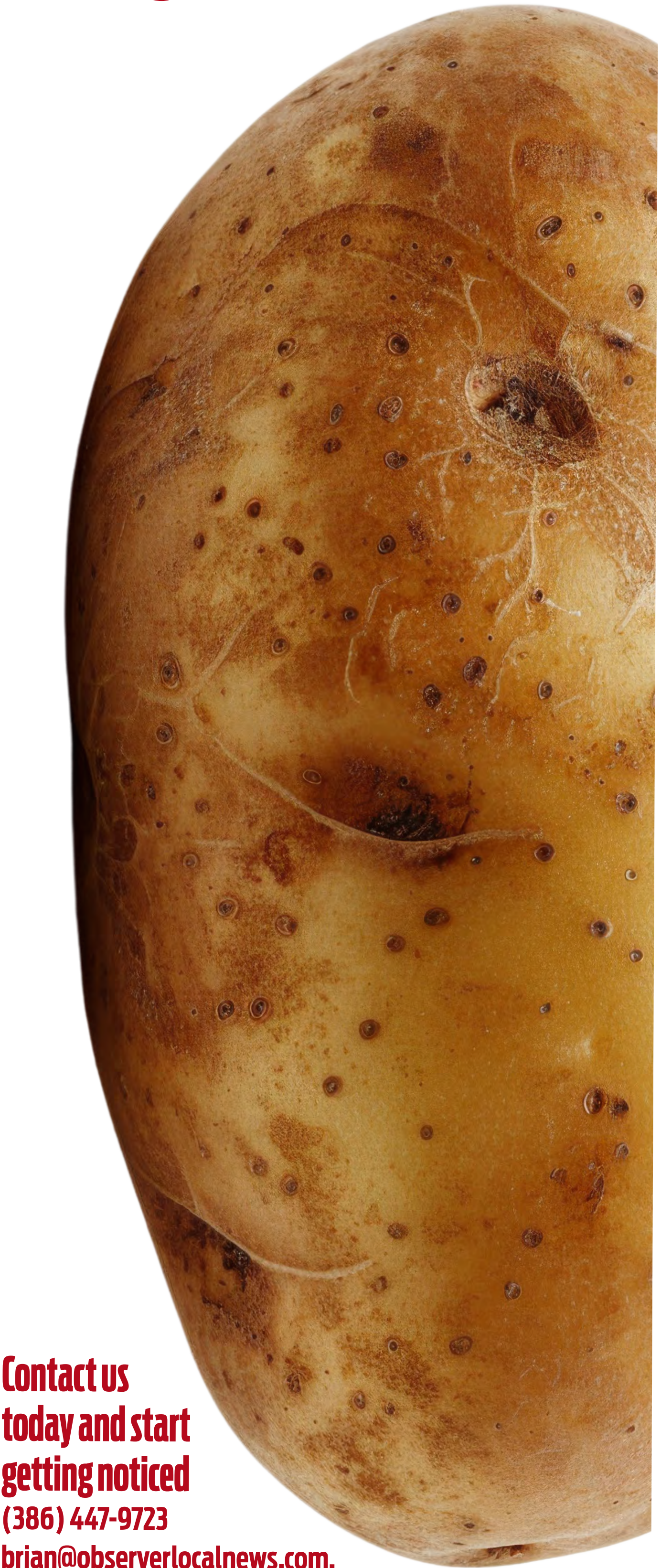
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