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 $\star\star\star\star\star$

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PUBLIC NOTICES

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

THURSDAY, OCTOBER 9, 2025

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12729 PRDL

IN RE: ESTATE OF JAMES BERTIS WADE, A/K/A JAMES B. WADE, Deceased.

The administration of the estate of JAMES BERTIS WADE, A/K/A JAMES B. WADE, deceased, whose date of death was June 20, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

AIMS 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 Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section

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 October 9, 2025 Signed on this 18 day of August, 2025.

MICHAEL WADE, Personal Representative 304 Smokerise Boulevard Longwood, Florida 32779 ALYSON C. KENDUST Florida Bar No. 1026403 JULIA L. FREY Florida Bar No. 350486 Attorney for Personal Representative Lowndes Drosdick Doster Kantor & Reed, P.A. 215 N. Eola Drive Orlando, FL 32801 Telephone: 407-843-4600 Email: alyson.hoffman@lowndes-law.com

Email: julia.frey@lowndes-law.com

probate@lowndes-law.com

Secondary Email:

October 9, 16, 2025

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09,

25-00477I

Florida Statutes
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage in business under the fictitious name of HUGE US located at 500 W Madison, Suite 850, Chicago, IL 60661 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Volusia County Florida, this 1st day of October 2025 Hero Digital, LLC October 9, 2025 25 - 00478I 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 11993 CIDL ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,

Plaintiff, vs. BRIAN MOZZILLO, et al., Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF IRENE M MOZZILLO A/K/A IRENE MOZZILLO WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUS-ES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following escribed property: LOT 19, OLIVER SUBDIVISION,

ACCORDING TO MAP RECORD-ED IN MAP BOOK 8, PAGE 245, 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 on or before NOV 3 2025, a date which is 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 3rd day of Oct, 2025. LAURA E. ROTH

CLERK OF COURT OF VOLUSIA COUNTY (SEAL) By /s/ Shawnee S. Smith As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11917FL

October 9, 16, 2025

FIRST INSERTION

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

FLORIDA CASE NO.: 2025 12410 CICI SANDPOINT CONDOMINIUM MANAGEMENT ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

DONNA DILLON, individually; SHIRLEY M. DILLON, individually; UNKNOWN SPOUSE OF DONNA DILLON; UNKNOWN SPOUSE OF SHIRLEY M. DILLON; GEORGE HERNANDEZ; PECK & ASSOCIATES CONSTRUCTION, INC; ADS CONSTRUCTION SERVICES; A.F HAGER DBA FH&A CONSTRUCTION INC; JOHN FARRELL; 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 September 25, 2025, and entered in Case Number: 2025 12410 CICI, of the Circuit Court in and for Volusia County, Florida, wherein SANDPOINT CONDOMINIUM MANAGEMENT ASSOCIATION, INC. is the Plaintiff, DONNA DILLON, individually; SHIRLEY M. DILLON, individually; UNKNOWN SPOUSE OF DONNA DILLON; UNKNOWN SPOUSE OF SHIRLEY M. DILLON; GEORGE HERNANDEZ; PECK & ASSOCIATES CONSTRUCTION, INC; ADS CONSTRUCTION SERVICES; A.F HAGER DBA FH&A CONSTRUCTION INC; JOHN FARRELL; 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 24th day of October, 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: 2615 S. Atlantic Avenue #3C, Daytona Beach Shores, Florida 32118

Property Description: Unit 3C, Sandpoint, A Condominium, according to the Declaration of Condominium, recorded in Official Records Book 2625, page 158, Public Records of Volusia County, Florida; together with an undivided 1/70th interest in the common element set forth in the Exhibits to the Declaration of Condominium as recorded, exemplified, referred to and set forth in said Declaration of Condominium and Exhibits thereto; together with the exclusive use of parking space number $3~\mathrm{a/k/a}$ 2615 S. Atlantic Avenue, Unit

3C, Daytona Beach Shores, FL 32118. 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 John L. Di Masi 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 Arthur Barksdale

October 9, 16, 2025

Nelson Crespo Florida Bar No.: 0121499 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

25-00480I

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. 2023 32171 CICI WINTRUST MORTGAGE, A DIVISION

OF BARRINGTON BANK & TRUST CO., N.A., Plaintiff, vs

TERRI BARBRE, et al.,

Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2025 in Civil Case No. 2023 32171 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in

and for Volusia County, Deland, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A. is Plaintiff and Terri Barbre, 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 29th day of October, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
THE NORTHERLY 100 FEET OF

THE SOUTHERLY 265 FEET OF THE WESTERLY 105 FEET, EX-CEPT THE WESTERLY 30 FEET THEREOF, LOT 13, BLOCK 35, SION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN MAP BOOK 1. PAGE 1. OF THE PUBLIC RECORDS OF VOLU-

SIA 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. /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 $23\text{-}07258\mathrm{FL}$ October 9, 16, 2025 25-00485I

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that

FIRST INSERTION

the undersigned, desiring to engage in business under the Fictitious Name of Cornerstone Insurance Partners, located at 3762 Roscommon Dr Unit 120, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of October, 2025.

Harris Risk Management Solutions, LLC

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.: 2025 10858 CIDL LANDINGS AT SUGAR MILL HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.

RANDOLPH A. MUELLER, et al., Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/25/2025, in Case No.: 2025 10858 CIDL of the Circuit Court in and for Volusia County, Florida, wherein LANDINGS AT SUGAR MILL HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and RANDOLPH A. MUELLER, et al., is/are 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 11/13/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 3, Block D, Landings at Sugar Mill, according to the map or plat thereof, as recorded in Map Book 54, Page 50 through 54, 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 reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DIS-

ABILITY WHO NEEDS AN ACCOMMO-DATION 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 ACCOMMO-DATION, 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: October 3, 2025 By: /s/Jennifer Sinclair Jennifer Sinclair, Esquire Florida Bar No.: 29559 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 October 9, 16, 2025 25-00484I

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 EXTENDED STAY AMERICA PREMIER STE, located at 275 Interchange Blvd., in the City of Ormond Beach, Volusia County, FL 32780 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.

ESA C2 P PORTFOLIO OPERATING LESSEE LLC 25-00101V

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. 2025 10752 CICI TRUIST BANK, Plaintiff, vs. BETTY VEATCH A/K/A BETTY J.

VEATCH, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2025 in Civil Case No. 2025 10752 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein TRUIST BANK is Plaintiff and Betty Veatch a/k/a Betty J. Veatch, 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 29th day of October, 2025 at 11:00 AM

on the following described property as set

forth in said Summary Final Judgment, Unit 314, THE ORMOND HERI-TAGE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4045, page 4588, of the Public Records of Volusia County Florida, together with an undivided elements set forth in the exhibits to the Declaration of Condominium, exemplified, referred to and set forth in

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.

said Declaration of Condominium and

exhibits thereto.

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. /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

24-09884FL October 9, 16, 2025

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25-00486I

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FIRST INSERTION

RE-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,

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 an Order rescheduling Foreclosure Sale filed September 8, 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, VETERANS HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff 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, 11:00 A.M., on November 4, 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 RE-CORDED IN MAP BOOK 32, PAGE 88 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-

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 Ad-

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 $\,3\mathrm{rd}$ day of October 2025 October 9, 16, 2025

FIRST INSERTION

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

CASE NO.: 2025 12001 CICI SANDPOINT CONDOMINIUM MANAGEMENT ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

DONNA DILLON, individually; UNKNOWN SPOUSE OF DONNA DILLON; 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 September 25, 2025, and entered in Case Number: 2025 12001 CICI, of the Circuit Court in and for Volusia County, Florida, wherein SANDPOINT CONDOMINIUM MANAGEMENT ASSOCIATION, INC. is the Plaintiff, DONNA DILLON, individually; UNKNOWN SPOUSE OF DONNA DILLON; 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 24th day of October, 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: 2615 S. Atlantic Avenue, Unit 3A, Daytona Beach Shores, Florida 32118 Property Description:

Unit A-3, Sandpoint Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded per Official Records Book 2625, Page 158, Official Records Book 3605, Page 0830, per Of-

FIRST INSERTION

AMENDED NOTICE OF ACTION -IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2025 11337 CIDL WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2021-NQM3 TRUST.

Plaintiff, vs. INGRID JAZMIN VIQUILLON AND CADMIEL VIQUILLON, et. al. Defendant(s).

TO: CADMIÉL VIQUILLON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the

mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the fol-

LOT 25, BLOCK 463, DELTONA
LAKES UNIT THIRTEEN, ACCORDING TO PLAT THEREOF AS
RECORDED IN PLAT BOOK 25, PAGES 218 THROUGH 222, 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 OCT 30 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

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 30th day of Sept, 2025.

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

Robertson, Anschutz, Schneid Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

24-212633 October 9, 16, 2025 25-00489I



Email your Legal Notice legal@observer local news.com

SIA COUNTY, FLORIDA.

ministrative Order No.2.065.

/s/ Marc Granger Marc 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

25-004831

ficial Records Book 6373, Page 4560, per Official Records Book 6611, Page 4736, as amended from time to time, of the Official Records of Volusia County, Florida.

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 John L. Di Masi 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

October 9, 16, 2025 25-00479I

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 12740 CIDL CARRINGTON MORTGAGE

SERVICES LLC, Plaintiff, vs.
ANGELINA M. VEGA A/K/A ANGELINA VEGA; UNKNOWN SPOUSE OF ANGÉLINA M. VEGA A/K/A ANGELINA VEGA; SAXON RIDGE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING

AND URBAN DEVELOPMENT, Defendant(s). TO: Angelina M. Vega a/k/a Angelina Vega

Residence Unknown Unknown Spouse of Angelina M. Vega a/k/a Angelina Vega Residence Unknown YOU ARE NOTIFIED that an action to

foreclose a mortgage on the following described property in Volusia County, Florida: LOT 139, SAXON RIDGE PHASE TWO-A, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN MAP BOOK 49, PAGES 21 THROUGH 23 INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

Street Address: 694 Shawsbury Way, Deltona, Florida 32725 has been filed against you and you are re-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your 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.

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

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com FILE#:25-400353 October 9, 16, 2025 25-00488I

Dated on SEP 30 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE the following described property as set forth in said Final Judgment, to wit: IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 2025 10527 CICI PLANET HOME LENDING, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, FLORIDA. ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY

THROUGH, UNDER OR AGAINST THE ESTATE OF JACQUES G. LAUZON A/K/A JACQUES LAUZON, DECEASED; MICHELLE ROSA; TODD ROSA; NICOLE OSINSKI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 28, 2025 and entered in Case No. 2025 10527 CICI, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JACQUES G. LAUZON A/K/A JACQUES LAUZON, DECEASED; MICHELLE ROSA; TODD ROSA; NICOLE OSINSKI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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.

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 12638 CICI MORTGAGE ASSETS MANAGEMENT,

Plaintiff, vs. GEORGE STERLING, et. al. Defendant(s),

TO: GEORGE STERLING, UNKNOWN SPOUSE OF GEORGE STERLING. 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:

UNIT 115-D, RIVERHOUSE APART-MENTS CONDOMINIUM, AC-CORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1718, PAGE 109, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA TOGETHER WITH AN UNDI-VIDED INTEREST IN THE COM-MON ELEMENTS APPURTENANT THERETO AND ANY AND ALL AMENDMENTS AND EXHIBITS

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 NOV 3 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

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

WITNESS my hand and the seal of this ourt at Volusia County, Florida, this 3rd day of Oct, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-204009

October 9, 16, 2025 25-00492I

The Observer

is now offering Tributes to honor your loved ones.

Visit

Observerlocalnews. com/tributes to

submit your tribute

COM, at 11:00 A.M., on October 31, 2025

LOT 47, BIG TREE VILLAGE - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN MAP BOOK 35, PAGE 156 AND 157, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,

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 1st day of October 2025.

/s/ Marc Granger Marc 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.: 23-01441 PHL V6.20190626 October 9, 16, 2025

25-00481I



FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY



FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13001 PRDL Division 10 IN RE: ESTATE OF KAREN LOUISE VAN DUSEN, aka KAREN L VAN DUSEN

Deceased. The administration of the estate of KAR-EN LOUISE VAN DUSEN, also known as KAREN L VAN DUSEN, deceased, whose date of death was August 15, 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 representative and the personal representative's attorney are set forth be-

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST 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 NO-

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 Stat-

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

NOTWITHSTANDING THE TIME PE-RIOD 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: October 9, 2025.

HEIDI S. WEBB Personal Representative 210 S. Beach St., STE 202 Daytona Beach, FL 32114 Heidi S. Webb Attorney for Personal Representative

Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com Secondary Email: filing@heidiwebb.com October 9, 16, 2025 25-00491I FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12867 PRDL Division 10 IN RE: ESTATE OF KIMBERLY ANNE TENNANT Deceased.

The administration of the estate of Kimberly Anne Tennant, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

er 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 NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 NO-TICE.

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 October 9, 2025.

Personal Representative: Troy Tennant 1018 Calle Grande Street

Ormond Beach, Florida 32174 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd, Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Fax: (386) 492-3876 E-mail Address: service@upchurchlaw.com Secondary E-mail: jackie@upchurchlaw.com

25-00482I

SUBSEQUENT INSERTIONS

SECOND 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/ JUDY MATTESON, an individual; UNITED STATES SMALL BUSINESS ADMINISTRATION, a government agency; UNKNOWN SPOUSE OF ERIC C. MATTESON; and UNKNOWN TENANT(S) IN POSSESSION,

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 29th day of October 2025, the following described property as set forth in said Final Judgment to wit:

A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF AFORESAID TRACT; THENCE SOUTH 87 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF

THE SOUTHWEST ¼ OF SAID SECTION 24 A DISTANCE OF 235 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 1 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 195 FEET TO A POINT IN THE NORTHERLY LINE OF A 50 FOOT STREET; THENCE SOUTH 87 DEGREES 00 MINUTES 50 SECONDS WEST ALONG SAID STREET A DISTANCE OF 105 FEET; THENCE NORTH 1 DEGREES 17 MINUTES 20 CONDS WEST A DISTAN OF 195 FEET TO A POINT IN THE NORTHERLY LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 24; THENCE NORTH 87 DEGREES 00 MINUTES 50 SECONDS EAST A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A PERMANENT EASEMENT FOR ROAD, DRAINAGE AND UTILITIES OVER A 50 FOOT WIDE STRIP ADJOINING THE ABOVE DESCRIBED PARCEL ON THE SOUTHERLY SIDE, AND ALSO SAID 50 FOOT WIDE STRIP EXTENDED EASTERLY TO HULL ROAD. (PARCEL 23) LESS AND EXCEPT:

PART B: A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AS FOLLOWS: COMMENCE
AT THE WEST ¼ CORNER
OF SAID SECTION 24; SAID
POINT BEING A CONCRETE
MONUMENT STAMPED HPP
THENCE NORTH 88 DEGREES
36 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ A DISTANCE OF 982.40 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 45 MINUTES 48 SECONDS WEST A DISTANCE OF 18.41 FEET TO A POINT ON THE NORTH LINE OF UNRECORDED SUBDIVISION NUMBER 176

AS SURVEYED BY OTHERS; THENCE NORTH 87 DEGREES 32 MINUTES 22 SECONDS EAST ALONG SAID LINE A DISTANCE OF 105.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 45 MINUTES 48 SECONDS EAST A DISTANCE OF 20.38 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH 86 DEGREES 36 MINUTES 47 SECONDS WEST ALONG SAID LINE A DIST 104.96 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE 2017 LIVE

OAK MANUFACTURED/MOBILE HOME MODEL #L2684B, SERIAL #LOHGA21732499AB

Property Address: 2012 Toni Street, Ormond Beach, 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. 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

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 October 2, 9, 2025 25-00462I



RE-NOTICE OF FORECLOSURE SALE SEVENTH JUDICIAL CIRCUIT, IN AND

FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2023 32394 CICI THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES

Plaintiff, vs. KELLY HOLTER A/K/A KELLY ALLEN HOLTER; LEANNE HOLTER A/K/A LEANNE MARIE REIBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; UNKNOWN SPOUSE OF LEANNE HOLTER A/K/A LEANNE MARIE RIEBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA: **Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the August 22, 2025 Foreclosure Sale and Rescheduling the Foreclosure Sale dated August 18, 2025, and entered in Case No. 2023 32394 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, is Plaintiff and KELLY HOLTER A/K/A KELLY ALLEN HOLTER; LEANNE HOLTER A/K/A LEANNE MARIE REIBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; UNKNOWN SPOUSE OF LEANNE HOLTER A/K/A LEANNE MARIE RIEBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose. com at 11:00 a.m., on the 31ST day of OCTOBER, 2025, the following described property as set forth in said Final

Judgment, to wit:

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

PUBLIC RECORDS OF VOLUSIA

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. $\,386\text{-}626\text{-}6561$ 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 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 nmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se von 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 èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la. oubven imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubven pale, rele 711.

Dated this 26th day of September, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 CR18286-23/sap October 2, 9, 2025

25-00467I

NOTICE TO CREDITORS IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY FLORIDA CASE NO.: 2025 12802 PRDL

IN RE: The Estate of: SIBIL MARYAM TAYLOR

Deceased The administration of the estate of Sibil Maryam Taylor, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Avenue, De-Land, FL 32724. The names and addresses of the personal representative and the ersonal representative's attorney are set

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

SECOND INSERTION

NOTICE OF ACTION

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

SEVENTH JUDICIAL CIRCUIT IN AND

FOR VOLUSIA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 2025 12280 CICI WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

MORTGAGE TRUST 2022-1,

Plaintiff, vs.

ELIAOU BENISTI,

INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE

FOR DEEPHAVEN RESIDENTIAL

ALEXANDRE ELIAOU BENISTI, et. al.

Defendant(s),
TO: ALEXANDRE ELIAOU BENISTI,

UNKNOWN SPOUSE OF ALEXANDRE

whose residence is unknown and all parties

having or claiming to have any right, title

or interest in the property described in the

YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the fol-

VISION - UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN MAP BOOK 43, PAGES 122

THROUGH 124, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,

lowing property: LOT 13, COUNTRY ACRES SUBDI-

mortgage being foreclosed herein.

Marla K. Buchanan, Esquire BLUE OCEAN LAW Florida Bar No.: 0044318 4309 Pablo Oaks Court, 2nd Floor Jacksonville, FL 32224

mbuchanan@blueoceantitle.com

25-00468I October 2, 9, 2025

has been filed against you and you are required to serve a copy of your written dewhose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before OCT 22 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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 22

> LAURA E ROTH CLERK OF THE CIRCUIT COURT

Robertson, Anschutz, Schneid,

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-274707

October 2, 9, 2025

SECOND INSERTION

This Instrument Prepared By/Returned to: $\label{local-missioner} {\it Michael J Posner, Esq., HUD Foreclosure Commissioner Lippes Mathias LLP}$ 4420 Beacon Circle West Palm Beach, Florida 33407 HECM# 094-5744039 PCN:850611036050

NOTICE OF DEFAULT AND FORECLOSURE SALE

 $\begin{tabular}{ll} \textbf{WHEREAS}, on August 31, 2009, a certain Mortgage was executed by Carl F. Green and Shirley M. Green, husband and wife as Mortgagor in favor of MetLife Home Loans, which$ Mortgage was recorded September 9, 2009, in Official Records Book 6393, Page 3947 in the Office of the Clerk of the Circuit Court for Volusia County, Florida, (the "Mortgage");

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded August 15, 2012 in Official Records Book 6747, Page 883, in the Office of the Clerk of the Circuit Court for Volusia County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the Secretary, by Assignment recorded May 22, 2015 in Official Records Book 7119, Page 4741, in the Office of the Clerk of the Circuit Court for Volusia County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the Mortgage is now owned by the Secretary; and

that Mortgagor has died, defaulted under the terms of the Mortgage or has abandoned the Property, hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and WHEREAS, the entire amount delinquent as of September 11, 2025 is \$1,205,007.40

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in

plus accrued unpaid interest, if any, late charges, if any, fees and costs; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the

indebtedness secured by the Mortgage to be immediately due and payable; and WHEREAS, the Unknown Spouse of Shirley M. Green may claim some interest in the

property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and WHEREAS, Unknown Tenant(s) may claim some interest in the property hereinafter

described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and WHEREAS, Ocean Walk at New Smyrna Beach-Building No.3 Condominium Association, Inc. may claim some interest in the property hereinafter described pursuant to that

certain Declaration of Condominium recorded in Official Records Book 5167, Page 1708, and all amendments thereto of the Public Records of Volusia County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and WHEREAS, Ocean Walk at New Smyrna Beach Master Association, Inc. may claim some interest in the property hereinafter described pursuant to that certain Declaration

Public Records of Volusia County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded, in

recorded in Official Records Book 4433, Page 4305, and all amendments thereto of the

Official Records Book 6393, Page 3958 of the Public Records of Volusia County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary. NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage

Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on June 22, 2000 in Official Records Book 4563, Page 4679 of the Public Records of Volusia County, Florida, notice is hereby given that on November 18, 2025 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Unit 605, OCEAN WALK CONDOMINIUM AT NEW SMYRNA BEACH-BUILDING NO. 3, a Condominium according to Declaration of Condominium thereof, as recorded in Official Records Book 5167, Page 1708, as amended, of the Public Records of Volusia County, Florida, with an undivided interest or share in

the common elements appurtenant thereto Commonly known as: 5300 South Atlantic Avenue, Unit #3-605, New Smyrna Beach,

The sale will be held at 5300 South Atlantic Avenue, Unit #3-605, New Smyrna Beach. Florida 32169. The Secretary of Housing and Urban Development will bid \$1,205,007.40 together with accrued interest from September 11, 2025 (subject to increases applicable under the Note), plus all costs of this foreclosure and excluding costs of an owner's policy of title insurance or other sums which will be due from any third party purchaser.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled

sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out of pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to re-

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner pro-

Date: September ___, 2025

HUD Foreclosure Commissioner Michael J Posner, Esquire Lippes Mathias LLP 4420 Beacon Circle West Palm Beach, Florida 33407 T:561.842.3000•F:561.842.3626

Direct: 561.594.1452

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to, subscribed and acknowledged before me this 2025, by mean of ☑ physical presence or □ online notarization, Michael J Posner, HUD Foreclosure Commissioner who \square is personally known to me or \square produced as identification.

) ss:

My Commission Expires:

Notary Public, State of Florida

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development. See details of your rights on the attached

FAIR DEBT PRACTICES ACT NOTICE

Lippes Mathias LLP is a debt collector. We are trying to collect a debt that you owe to the United States Secretary of Housing and Urban Development. We will use any information you give us to help collect the debt. How can you dispute the debt?

Call or write to us within thirty (30) days of your receipt of this Notice of Default to dispute all or part of the debt. If you do not, we will assume that our information is correct. If you write to us within thirty (30) days of your receipt of this Notice of Default, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically via email at mjposner@ lippes.com.

What else can you do?

Write to ask for the name and address of the original creditor, if different from the current creditor. If you write within thirty (30) days of your receipt of this Notice of Default, we must stop collection until we send you that information. You may use the form below or write to us without the form. We accept such requests elec-

tronically via email at mjposner@lippes.com. Go to www.cfpb.gov/debt-collection to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.

Contact us about your payment options. Póngase en contacto con nosotros para solicitor una copia de este formulario en español.

How do you want to respond?

Check all that apply: Mail this form to: Michael Posner, Esq., Lippes Mathias LLP, 4420

Beacon Circle, West Palm Beach, Florida 33407 ☐ I want to dispute the debt because I think:

☐ This is not my debt.

 $\hfill\Box$ The amount is wrong.

☐ Other (please describe on reverse or attach additional information). ☐ I want you to send me the name and address of the original creditor.

☐ Other (please describe on reverse or attach additional information) □ I enclosed this amount: \$ Make your check payable to Lippes Mathias Trust Account.

Include the name of the United States Secretary of Housing and Urban Development.

 \square Quiero este formulario en español. October 2, 9, 16, 2025

and other persons having claims or de-SECOND INSERTION

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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: October 2, 2025. Personal Representative

Nellie Seferyan 204/985 Avenue St. Charles, Laval

QC Canada H7V4A5

Telephone: (904)239-3646

FLORIDA.

fenses, if any, to it on counsel for Plaintiff,

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

day of Sept, 2025.

(SEAL) BY: /s/ Shawnee S. Smith DEPUTY CLERK

Crane & Partners, PLLC

FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 12341 CIDL U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAURICE BROWN, DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN S. BROWN A/K/A MARK BROWN, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAURICE BROWN, DE-CEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARK S. BROWN A/K/A MARK BROWN, 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, reditors truste es, and all parties claiming

SECOND INSERTION

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

CASE NO.: 2024 13702 CICI KIAVI FUNDING, INC., Plaintiff, v.

770 CAPITAL VENTURES LLC, a Florida Limited Liability Company; SETH WASSERMAN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 30, 2025 entered in Civil Case No. 2024 13702 CICI in the Circuit Court of the 7th USA Judicial Circuit in and for Volusia County. Florida, wherein KIAVI FUNDING, INC., Plaintiff and 770 CAPITAL VENTURES LLC. a Florida Limited Liability Company; SETH WASSERMAN, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants. Laura E. Roth Clerk of Court, will sell the property at public sale www.volusia.realforeclose. com at beginning at 11:00 AM on October 31, 2025 the following described property as set forth in said Final Judgment, to-wit:.

THAT PART OF SECTION 1, TOWN-SHIP 15 SOUTH, RANGE 32 EAST, MORE PARTICULARLY SCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-WEST CORNER OF LOT 16, LEWIS SUBDIVISION ADDITION #1 AS RECORDED IN MAP BOOK 23, PAGE 206, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

RUN THENCE SOUTH 89 DE-GREES 50 MINUTES EAST, FOR A DISTANCE OF 125 FEET TO A POINT IN THE CENTER-LINE OF LEWIS DRIVE, A 50 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF LEWIS. SUBDIVISION ADDITION #1; THENCE NORTH 0 DEGREES 10 MINUTES EAST. ALONG THE CENTERLINE OF LEWIS DRIVE EXTENDED, FOR A DISTANCE OF 274.97 FEET TO A

POINT THEREIN: THENCE RUN SOUTH 62 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 26.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID LEWIS DRIVE EXTENDED; THENCE NORTH 89 DEGREES 50 MINUTES WEST FOR A DISTANCE OF 100 FEET, TO A POINT IN A NORTHERLY EXTENSION OF THE WEST LINE OF LEWIS SUBDIVI-SION ADDITION #1, AFORESAID; THENCE SOUTH 00 DEGREES 10 MINUTES WEST, ALONG SAID EXTENDED WEST LINE FOR A DISTANCE OF 260 FEET, TO THE POINT OF BEGINNING; EXCEPT-ING THEREFROM THE SOUTH-ERLY 195 FEET THEREOF. TOGETHER WITH ALL THE ELE-MENTS, HEREDITAMENTS AND APPURTENANCES THERETO BE-

7C

LONGING OR IN ANYWISE AP-PERTAINING. Property Address: 1150 Lewis Drive, Daytona Beach, FL 32117

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.

Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Taji S. Foreman Taji S. Foreman FBN: 0058606 Service E-mail: arbservices@kelleykronenberg.com

File No: 3843.000098 October 2, 9, 2025

25-00461I

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, INTEREST IN THE ESTATE OF MARK

an interest by, through, under or against the Defendants, who are not known to

claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: MARILYN RAMOS,

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: THE NORTH 100 FEET OF THE EAST 25 FEET OF LOT19 AND THE NORTH 100 FEET OF LOT 21 AND LOT(S) 23, BLOCK B OF GREEN-

WICH VILLAGE AS RECORDED IN PLAT BOOK 6, PAGE 97, ET SEQ.,

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 10/20/25/(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 de-

manded in the complaint or petition filed THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2)

CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Volusia County, Florida, this 19th day of Sept. 2025.

LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Shawnee S. Smith DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL. ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

23-149099 October 2, 9, 2025 25-00464]

SECOND INSERTION

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

be dead or alive, and all parties having or

CIVIL DIVISION
CASE NO. 2024 13127 CICI U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. CONNIE E. MITCHELL; BENNY C.

MITCHELL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of foreclosure dated September 15, 2025, and entered in Case No. 2024 13127 CICI of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and CONNIE E. MITCHELL; BENNY C. MITCHELL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www. volusia.realforeclose.com, at 11:00 a.m., on November 17, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 20, BLOCK C, HARRIET L.

HIGBEE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 199, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN.

a week for two consecutive weeks, with the last publication being at least 5 days prior

this notice shall be published twice, once

Pursuant to Florida Statute 45.031(2),

REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, 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 hear-

ing or voice impaired, call 711. THESE ARE NOT COURT INFORMA-TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-ADES

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

llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL

DATED September 25, 2025. By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-201741 / TM1 October 2, 9, 2025 25-00475I

TREASURES

TO ADVERTISE CALL 386-447-9723 OR VISIT CLASSIFIEDS.PALMCOASTOBSERVER.COM

SECOND INSERTION

NOTICE TO CREDITORS VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12792 PRDL Division 10 IN RE: ESTATE OF RONALD J. BARTLETT aka RONALD JAMES BARTLETT

Deceased. The administration of the estate of Ronald J. Bartlett also known as Ronald James Bartlett, deceased, whose date of death was March 31, 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 NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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

SECOND INSERTION

AMENDED NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

SEVENTH JUDICIAL CIRCUIT IN AND

FOR VOLUSIA COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

 $\pmb{\text{CASE NO. 2025 12005 CIDL}}\\$

SOLELY AS OWNER TRUSTEE FOR

ROBERT JAMES BARRINGER AND

ROBERT BARRINGER AND CAROL A.

TO: ROBERT J. BARRINGER A/K/A

ROBERT JAMES BARRINGER, UN-

KNOWN SPOUSE OF ROBERT J. BAR-

RINGER A/K/A ROBERT JAMES BAR-

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.

action to foreclose a mortgage on the fol-

LOT 23, SUGAR MILL COUNTRY

CLUB AND ESTATES, UNIT IV, AC-

YOU ARE HEREBY NOTIFIED that an

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

RCF 2 ACQUISITION TRUST,

ROBERT J. BARRINGER A/K/A

ROBERT L. BARRINGER A/K/A

BARRINGER, et. al.

Defendant(s),

RINGER.

ASSOCIATION NOT IN ITS

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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 October 2, 2025.

Personal Representative: Renee M. Bartlett 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

CORDING TO THE PLAT THERE-

OF RECORDEDIN MAP BOOK 35,

PAGE 134, PUBLIC RECORDS OF

has been filed against you and you are re-

quired to serve a copy of your written de-

fenses, if any, to it on counsel for Plaintiff.

whose address is 6409 Congress Avenue,

Suite 100, Boca Raton, Florida 33487 on or

before OCT 22 2025 /(30 days from Date

of First Publication of this Notice) and file

the original with the clerk of this court ei-

ther before service on Plaintiff's attorney or

immediately thereafter; otherwise a default

will be entered against you for the relief de-

manded in the complaint or petition filed

THIS NOTICE SHALL BE PUB-

WITNESS my hand and the seal of this

CLERK OF THE CIRCUIT COURT

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

LAURA E ROTH

DEPUTY CLERK

25-00465I

Court at Volusia County, Florida, this 22nd

LISHED ONCE A WEEK FOR TWO (2)

CONSECUTIVE WEEKS.

Robertson, Anschutz, Schneid,

6409 Congress Ave., Suite 100

PRIMARY EMAIL: flmail@raslg.com

Crane & Partners, PLLC

Boca Raton, FL 33487

October 2, 9, 2025

25-294284

day of Sept, 2025.

VOLUSIA COUNTY, FLORIDA.

October 2, 9, 2025

25-00470]

SECOND INSERTION

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

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2022 30706 CICI ${\bf HSBC\ BANK\ USA, NATIONAL}$ ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES. INC. MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA4 Plaintiff(s), vs.

JESSE ONEILL; TOWN PARK HOMEOWNERS ASSOCIATION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS A NOMINEE FOR CITIZENS TRUST MORTGAGE CORP.; Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on September 18, 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 31st day of October, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 237, TOWN PARK P.U.D PHASE 3, ACCORDING TO THE THEREOF, RECORDED IN MAP BOOK 49, PAGE(S) 151 THROUGH 153, INCLUSIVE OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

Property address: 1601 Promenade Circle, Port Orange, FL 32129

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11602 PRDL IN RE: ESTATE OF KAY C. VISCONTI

Deceased.

The administration of the estate of Kay C. Visconti, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set

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 NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file 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 ACCOM-MODATION 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 ASSIS-TANCE. TO REQUEST SUCH AN AC-COMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN AD-VANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRA-TION, 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. 25-009230-1

October 2, 9, 2025

25-00463I

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

25-00469I

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

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 2, 2025.

Personal Representative: James S. Visconti 1622 Almond Avenue Orlando, Florida 32814 Personal Representative: Barbara E. Visconti 1622 Almond Avenue

Orlando, Florida 32814 Attorney for Personal Representatives: J. Knox Burns, IV Florida Bar No. 1018499 CAUTHEN & BURNS, P.A. 215 North Joanna Avenue Tavares, Florida 32778 Telephone: 352/343-2225 Fax: 352/343-7759 Email: jknoxbums@cflegal.com

October 2, 9, 2025

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2024 10147 CIDL BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANK M. LATOS, JR. AKA FRANK MICHAEL LATOS, JR., DECEASED, et. al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2024 10147 CIDL of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FRANK M. LATOS, JR. AKA FRANK MICHAEL LATOS, JR., DECEASED, et. al., are Defendants Clerk of Circuit Court, Laura E. Roth will sell to the highest bidder for cash at www. volusia.realforeclose.com, on November 6, 2025 at 11:00 AM, the following described

roperty: LOT 24, BLOCK 251, DELTONA LAKES UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 25, PAGES 127 THROUGH 138, INCLUSIVE PUBLIC RECORDS OF VOLUSIA

COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat.

IMPORTANT

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 30th day of September, GREENSPOON MARDER LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com

Email: Karissa.Chin-Duncan@gmlaw.com

Florida Bar No. 98472 23-002629-01 / 36615.0516 / Jean Schwartz

By: Karissa Chin-Duncan, Esq.

October 2, 9, 2025

SECOND INSERTION FOURTH INSERTION

NOTICE OF PUBLIC SALE The following personal property of CHERYL ANNE WILLACKER and MARY MacDONALD will, on October 14, 2025, at 10:00 a.m., at 1084 Larkfield Drive, Lot #1084LAR, Deland, Volusia County, Florida 32724; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1982 SUNC MOBILE HOME, VIN: LFL2AB283203342. TITLE NO.: 0021397299, and VIN: LFL2BB283203342, TITLE NO.: 0021397300 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-1732)

October 2, 9, 2025

25-00471I



\$17.50 per week!

386-447-9723

NOTICE OF PRACTICE CLOSURE

Effective November 15, 2025, Complete Health Ormond Beach West, located in Ormond Beach, Florida, will permanently Patients wishing to continue care within

the Complete Health network may establish care with Complete Health Ormond Beach East, located at 77 W. Granada Blvd., Ormond Beach, FL 32174, approximately 3miles from the current clinic. To make an appointment, please call (386) 677-0453. This is an optional referral; patients may choose any healthcare provider they prefer.

Medical records are securely stored electronically and will be maintained by Brittany Jones, MD, custodian of records, at 77 W. Granada Blvd., Ormond Beach, FL

To request a copy of your records or have them transferred to another provider, patients can call (800) 659-4035 or submit a request online at CompleteHealth.com/ medical-records. Records will be retained for at least five

(5) years from the last date of service, after which they may be securely destroyed in accordance with Florida law. Reasonable copy fees may apply in accordance with

Sep. 18/25, Oct. 2/9



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PUBLIC NOTICES

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

THURSDAY, OCTOBER 9, 2025

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY

THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, $Florida\ Statutes$, the Lighthouse Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

TIME:

November 5, 2025 11:30 a.m.

LOCATION: Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174

The purpose of the public hearings announced above is to consider the imposition of special assessments (" $\bf Debt$ Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, earthwork, marina/seawall, paving, drainage, potable water, reuse, sanitary sewer, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Master Special Assessment Methodology Report ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be

held where the Board may consider any other business that may properly come before it. The proposed District is located entirely within the City of Palm Coast, Flagler County Florida, and covers approximately 67.73 acres of land, more or less. The site is generally located northeast of Robert Road and Colbert Lane. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Also, a copy of the agenda and other documents referenced herein may be obtained from the

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of $\$36,\!410,\!000$ (not including interest or collection costs), and are as follows

including interest of concetion costs), and are as follows.				
Product Type	Number of Units/ sq. ft.	ERU	Maximum Principal Bond Assessments per Unit/SF	Maximum Annual Bond Assessments per Unit/SF*
Multifamily	443	0.40	\$32,307.01	\$2,869.75
Townhomes	161	0.60	\$48,460.51	\$4,304.62
Condos	90	0.60	\$48,460.51	\$4,304.62
Office	28,753	1.00	\$80.77	\$7.17
Retail	30,000	1.00	\$80.77	\$7.17
Boat Storage	44,247	1.00	\$80.77	\$7.17
Wet Boat Slips	80	0.25	\$20,191.88	\$1,793.59

*Does not include costs of collection or allowance for early payment discount The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. $\,$

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

RESOLUTION 2025-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT DECLARING

SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE

WHEREAS, the Lighthouse Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, $plan,\,establish,\,acquire,\,install,\,equip,\,operate,\,extend,\,construct,\,or\,reconstruct\,\,roadways,$ sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital ovement plan as described in the District Engineer's Report, dated May, 2025 ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference;

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, dated August 13, 2025, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVI-

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above
- are incorporated herein and are adopted by the Board as true and correct statements. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the
- DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.
 - A. The total estimated cost of the Project is \$26,369,711.78 ("Estimated Cost"). B. The Assessments will defray approximately \$36,410,000.00, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$3,234,206.85 per year which excludes
 - cost of collection and discounts, again as set forth in Exhibit B. C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

 DESIGNATING THE LANDS UPON WHICH THE SPECIAL

ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be evied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary

PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE

OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be

NOTICE OF PUBLIC HEARINGS

LOCATION:

DATE: November 5, 2025 TIME: 11:30 a.m.

> Chiumento Law 145 City Place, Suite 301 Palm Coast, Florida 32174

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:

LIGHTHOUSE COMMUNITY DEVELOPMENT

s/ Daniel Rom /s/ Joseph Mosley Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: District Engineer's Report, dated May, 2025 Exhibit B: Master Special Assessment Methodology Report, dated August 13, 2025





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Carpenters Needed/Wanted in St. Augustine Area Call Isaac 904-669-9937

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Accepting New Clients In Flagler County. Home Health Aid, Companionship, Dr Appointments, Light House Cleaning. Celena Mariano 386-225-0487

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Marissa's House Cleaning (Flagler County Only) 20 Years Experience, License and Insured. 386-292-6988

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7058 landline.

ARROW

This week's Crossword answers

F O E S V A T S L A N E A S I A

E D G E S O N E A L T S A R I N A
A S K F O R S T A N R E M O V E R
D I N U P C I N N E R E S T

J U S T M A R R E D O D E E E M O

A N N U A L L Y E I N N E K N I T C A P

EYEDROPPERS

SITARWARSODDDPRETEXT

TREJOBEOBEEFOBS

S H O E S T O R I E S S C H I S M

Puzzle Two Solution:

8

1

4

6

6

9

8 9

9 5

3 9

2 3 5

8 4

2 6

1

9

C A R D O O R S N O O P G H O S T

A S K E W T R O U B L E D W A I T E R S R E I N S A I N T G N A T E T A I L S S N S S A S S A T T A D O N O R

E O N E P I L U X U R Y T A X I

This week's Celebrity Cipher answers

Puzzle One Solution:
"When somebody says 'The last thing I want to do is hurt you,' it means they've got other things to do first."

Mark Schiff

"I was surrounded by extraordinary women in my life who taught me about quiet strength and dignity."

Michelle Obama

Puzzle Three Solution: "From the start it has been the theater's business

to entertain people ... it needs no other passport than fun." Bertolt Brecht

This week's Sudoku answers

9 6

2 3

8

3

9

1

9

6

1

OVERSTUFFEDCHAR

RETAKES RNA

You're only cheating yourself,

Yard Sale

Ormond Beach Elks Club Indoor Craft and Rummage Sale 285 Wilmette Ave. Oct 11, 9:00 AM-2:00PM. Tools, Clothes, Jewelry, Crafts, Antiques, and More! Come Shop!

October 10th, 11th 7:00AM-3:00PM 17 Rolling Sands Dr. New Items, Halloween, Christmas, Household, Toys, Lamps, Clothes, Artwork. Huge selection, Great Condition.

INFORMATION & RATES:

386-447-9723 · info@observerlocalnews. com · classifieds.palmcoastobserver.com **DEADLINES:** Classifieds - Monday at Noon; Service Directory - Friday at 3PM PAYMENT: Cash, Check or Credit Card

The Observer reserves the right to classify and edit copy, or to reject or cancel an advertisement at any time. Corrections after first insertion only. *All ads are subject to the approval of the Publisher.

*It is the responsibility of the party placing any ad for publication in the Palm Coast Observer to meet all applicable legal requirements in connection with the ad such as compliance with towncodes in first obtaining an occupational license for business, permitted home occupation, or residential rental property. Notice: All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race,

color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000587 Division 48 IN RE: ESTATE OF DAVID P. MCKAIG Deceased.

The administration of the estate of David P. McKaig, deceased, whose date of death was June 27, 2025 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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 NO-

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 October 9, 2025.

Personal Representative: Serra McKaig 216 W. Virginia Avenue DeLand, Florida 32720 Attorney for Personal Representative: Diane A. Vidal

Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVidal@legalteamforlife.com Secondary E-Mail: Proserv@legalteamforlife.com

October 9, 16, 2025 25-00244G

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 Pooch Full Of Treats located at 81 White Hall Drive, 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 7th day of October, 2025

JRROSE & CO LLC.

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 2025 DR 000229 Division: 47

Savanna Watson, Petitioner, and Jesse Watson. Respondent,

TO: Jesse Watson

7320 Lowery rd Fort Worth, TX 76120 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Savanna Watson, whose address is 86 Forsythe Ln Palm Coast, FL 32137 on or before Nov. 6, 25, and file the original with the clerk of this Court at 1769 E. Moody Blvd. Bld. 1 - Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so,

relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this

a default may be entered against you for the

case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address. Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of Dated: 9/30/25

CLERK OF THE CIRCUIT COURT (SEAL) By: Tabatha Strack October 9, 16, 23, 30, 2025 25-00241G FIRST INSERTION

INVITATION FOR BID OFFICE/BUILDING CLEANING SERVICES AND JOB TRAINING PALATKA HOUSING AUTHORITY

The Palatka Housing Authority is looking for Professional Office Cleaning Companies to partner with for our hands-on staff training program The PHA plans to issue an IFB on November 19, 2025 for Buildings and Office Cleaning Services and Training opportunities.

For a full description of this IFB, please visit the PHA Website at: www.palatkaha.org. under Procurement.

Oct. 9, Oct. 23 25-00371F

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 2024 CA 000513 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

NIKOLAS ALEXIOU, JR., et. al.

Defendant(s),
TO: NIKOLAS ALEXIOU JR., UN-KNOWN SPOUSE OF NIKOLAS ALEX-IOU JR.,

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 27, GRAND RESERVE PHASE 4, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 40, PAGES 15 THROUGH 19, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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

THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Flagler County, Florida, this Tom Bexley

CLERK OF THE CIRCUIT COURT (SEAL) BY: Margarita Ruiz DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

24-231094 October 9, 16, 2025 25-00245G

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 Bush's Property Maintenance located at 2025 Maple Street, 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, Tallahas-

Dated this 7th day of October, 2025 Albert Wayne Bush Jr.

FIRST INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO. 2025 CA 000197

WELLS FARGO BANK, N.A. Plaintiff, v. KELLY KOWALCZYK; UNKNOWN SPOUSE OF KELLY KOWALCZYK; UNKNOWN TENANT 1; UNKNOWN

TENANT 2; HOMEINC, LLC; BUYING AMERICAS HOMES LLC; BLUE LINE ROOFING Defendants. Notice is hereby given that, pursuant to the

Final Judgment of Foreclosure entered on September 11, 2025, in this cause, in the Circuit Court of Flagler County, Florida, the clerk shall sell the property situated in Flagler County, Florida, described as:

LOT 4, OF BLOCK 5, OF PALM COAST, MAP OF WYNNFIELD, SECTION 21, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 7, PAGES 43 THROUGH 49, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA a/k/a 11 WENTWORTH LN, PALM

COAST, FL 32164-7823

at public sale, to the highest and best bidder, for cash, online at www.flagler. realforeclosure.com, on October 24, 2025 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hear-

ing or voice impaired, please call 711.

Dated at St. Petersburg, Florida this 26 day of September, 2025. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221

25-00242G

1000010876 October 9, 16, 2025 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 Christina Savage Photography located at 23 Lewisdale Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corpora-tions of the Department of State, Tallahassee, Florida.

Dated this 22nd day of September, 2025 Christina Savage Oct. 9

25-00374F

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024-CA-000615

NATIONSTAR MORTGAGE LLC UNKNOWN HEIRS, BENEFICIARIES,

DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF CAROL RICHARDSON A/K/A CAROL ANN RICHARDSON A/K/A CAROL ANDRYKOVITCH, et al.,

Defendants. To: STACY ANN PRINCE A/K/A STACY BALILIES

1900 21ST AVENUE NORTH, SAINT PETERSBURG, FL 33713 LAST KNOWN ADDRESS: STATED;

CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 10, OF BLOCK 47, OF PALM COAST, MAP OF WYNNFIELD, SECTION 19, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 7, PAGES 25 THROUGH 30, OF THE PUB-LIC RECORDS OF FLAGLER

COUNTY, FLORIDA has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the abovestyled Court on or before 30 days from first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 9/26/2025

Tom Bexley CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Margarita Ruiz Deputy Clerk

DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 24 - 06426

October 9, 16, 2025 25-00246G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 18-2025-CP-0566

Division Probate IN RE: ESTATE OF JOEL DEAN PEDALINE Deceased.

The administration of the estate of JOEL DEAN PEDALINE, deceased, whose date of death was August 1, 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 Boulevard, Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the per sonal representative's attorney are set forth

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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 NO-

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 October 9, 2025.

Personal Representative: DENISE PEDALINE 21 Bannerwood Lane Palm Coast, Florida 32137

Attorney for Personal Representative: MICHELLE MEDINA Florida Bar No. 772623 DAVIS M. JOHNSON, III Florida Bar No. 105538 Attorneys for Personal Representative DONAHOO & MCMENAMY, P.A. 245 Riverside Avenue, Suite 150 Jacksonville, Florida 32202 Telephone: (904) 354-8080 Fax: (904) 791-9563

Email: eservice@dmjaxlaw.com October 9, 16, 2025 2 25-00243G

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25-00248G

FIRST INSERTION SALE NOTICE

Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Monday October 23, $2025\ \mathrm{or}$ thereafter. Units are believed to contain household goods, unless otherwise listed.

Tenant (4) Contents 409 Staffa, Heather Boxes and Clothes 431 Rose, Stephanie Household Goods Rudd, Kenneth 515 Misc Household Goods

Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd Bunnell, FL $\,$ 32110. Phone: (386)437-2457. 25-00379F Oct. 9/16

FIRST INSERTION

NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that ${\bf Robin\ J\ Kissel\ }$ 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: 2022 / 43Year of Issuance: 2022 Description of Property:

That portion of Section 24, Town ship 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run Soº-10'-00"E, along the East line of said Section 24, 2738.93 feet to the East 1/4 corner of said Section 24; Thence run So°-04'-00"E, along the East line of said Section 24, 1044.74 feet; Thence run due West, 4004.46 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East 330,00 feet: Thence run due North 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 392 of Unit IV of the unrecorded plat of Flagler Estates.

Name in which assessed: WANDA LEA SPINK

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 18th day of November, 2025 at 9 a.m.

Tom Bexlev Clerk of the Circuit Court & Comptroller of Flagler County, FL By:Tiffani Smith, Deputy Clerk File # 25-039 TDC

Oct. 9/16/23/30 25-00329F

FIRST INSERTION

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, October 16, 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 any topics pre-

sented to the board for consideration. 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 zill be conducted in accordan e 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 Oct. 9

25-00377F

FIRST INSERTION

SALE NOTICE

Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Monday, October 23, 2025, or thereafter. Units are believed to contain household goods, unless

otherwise listed Tenant (10) Contents Unit Wieder, Jay Household Goods Mitchell, Shantel 251 Household Goods 502 Mason, Kellie Pictures and Misc Richardson, Christina 504 Misc Household Goods Gilbert, Cindy 522 Misc Household Items Martin, Mary Household Goods 610 Barrow, Edward (eddie) 1210 Misc Household Goods Kline, Julia 1234 Misc Household Goods

Bruce, Julia Misc Household Goods and Electronics Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. 25-00378F

1504

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services The Lighthouse Community Development District ("District"), located in the City of Palm Coast, Flagler County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, $Florida\ Statutes$. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the City of Palm Coast, Flagler County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings,

onstruction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on October 23, 2025 by email to gillyardd@whhassociates.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Âny protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000,00).

October 9, 2025

FIRST INSERTION

LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Lighthouse Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Palm Coast, Flager County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Lighthouse Community Development District." Proposals must be received by 12:00 p.m. on October 17, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager October 9, 2025

25-00250G

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

 $CASE\ NO.\ 2023\ CA\ 000540$ LAKEVIEW LOAN SERVICING, LLC,

MELISSA C. ROCKWOOD AND JOHN PARAGIOS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2023, and entered 2023 CA 000540 of the Court of the SEVENTH Judicial Circuit in and for Flagler County, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MELISSA C. ROCKWOOD; JOHN PARAGIOS; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ENERBANK USA; GULF STATES CONTRACTOR SERVICES, INC. are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler. realforeclose.com, at 11:00 AM, on October 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 89, SUBDIVISION PLAT ROYAL PALMS - SECTION 32 PALM COAST, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN MAP BOOK 10, PAGE 54 THROUGH 66, INCLUSIVE, OF THE PUBLIC RE-

CORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 6 ROBIN HOOD LN. PALM COAST, FL 32164

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 in accordance with Florida Statutes, Section 45.031. IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste $\hbox{D-305, Deland, FL\,} 32724, (386)\, 257\text{-}6096.$ Hearing or voice impaired, please call 711. Dated this 25 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: ds a lem@raslg.com23-107206 - RaO October 2, 9, 2025 25-00239G

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

 ${\bf CASE\ NO.\ 2025\ CA\ 000529}$ U.S. BANK NATIONAL ASSOCIATION. AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2006-8,**

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARK MAJEWSKI, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARK MAJEWSKI, DE-CEASED,

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 100, SUBDIVISION PLAT OF

SEA COLONY, ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 27, PAGES 30 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF FLA-GLER 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 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this

Court at Flagler County, Florida, this day of TOM BEXLEY CLERK OF THE CIRCUIT COURT

(SEAL) BY: AMY PEREZ

DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-308497 October 2, 9, 2025 25-00240G

FIRST INSERTION

SALE NOTICE

Notice is hereby given that Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:30 PM on Monday October 23, 2025 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Tenant (2) Contents 418 Johnson, Donald Household Goods Sikes, Christopher Household Goods Fraser's Mini-Storage, 2100 Avenue

A Flagler Beach, FL 32136. Phone: (386)439-2457.Oct. 9/16 25-00380F

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION

865.09, FLORIDA STATUTES, NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Slingmax Group, Inc., located at 77 Industrial Park Road, in the city of Saco, ME, 04072-1804, in the County of Flagler, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Yale Cordage, Inc. October 9, 2025

25-00247G

FIRST INSERTION

NOTICE OF PUBLIC HEARING FLAGLER COUNTY / CITY OF PALM COAST AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

Pursuant to Section 420.9076, Florida Statutes, the Flagler County / City of Palm Coast Affordable Housing Advisory Committee (AHAC) will hold a public hearing on Tuesday, November 4, 2025, at 3:00 p.m. at the Flagler County Emergency Operations Center, Training Room B, 1769 E. Moody Blvd., Building 3, Bunnell, Florida.

The purpose of the hearing is for the AHAC to adopt its evaluation of local affordable housing incentive strategies and its final recommendations for submission to the Flagler County Board of County Commissioners and the Palm Coast City

Florida law requires AHACs to review the implementation of eleven incentive strategies that encourage affordable housing, including expedited permitting, fee waivers, flexible densities and lot configurations, accessory dwelling units, modification of development standards, inventory of public lands, and processes for reviewing the housing cost impacts of local policies. Consistent with the state housing strategy in §420.0003, F.S., these efforts are intended to create and preserve affordably priced housing by providing incentives for the private sector to deliver housing, thereby reducing or eliminating the need for government-subsidized or governmentconstructed housing.

Draft recommendations under consid-

eration include adoption of an Accessory Dwelling Unit ordinance and affordable housing incentives by the City of Palm Coast, policies for affordable set-asides in planned developments, a policy and process involving AHAC for reviewing new ordinances and fees that may impact housing costs, and a policy for reviewing public lands with long-term affordability provisions to keep assisted units within the local housing inventory.

The draft evaluation and recommenda tions are available at Flagler County Health and Human Services, 1000 Belle Terre Blvd., Palm Coast, FL 32164, or by request at housingservices@flaglercounty.gov or (386) 586-2324. Persons with disabilities requiring accommodation to participate should contact the Health and Human Services Department at least three business days prior to the hearing.

All interested persons are invited to attend and be heard. Oct. 9 25-00375F

FIRST INSERTION

LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Lighthouse Community Development District (the

"District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors (the "Board") of the District will conduct a public hearing on November 5, 2025, at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301, Palm Coast, Florida 32174.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, utility improvements, stormwater management facilities, landscape and irrigation improvements, and/or any other lawful improvements or services

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the 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

District Manager

October 9, 16, 23, 30, 2025

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, Phillip John Fox and Shannon Beauchamp Fox, as the owners of the subject lands included within a plat and roadway vacation petition, requested that the Board of County Commissioners of Flagler County, Florida, consider their request to vacate that portion of the platted lands and platted rights-of-way described below, and on October 6, 2025 the Board of County Commissioners adopted Resolution No. 2025-84 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 rights-of-way described below:

A certain portion of the Map of Favoretta, according to the plat thereof recorded in Plat Book 1, Page 5, of the Public Records of Flagler County, Florida, specifically identified as: part of Lot 1, part of Lot 2, part of Lot 3, part of Lot 21, part of Lot 22, all of Lot 23, and all of Lot 24, Block 17; all of Lot 1, all of Lot 2, all of Lot 3, all of Lot 4, part of Lot 5, part of Lot 6, part of Lot 20, part of Lot 21, part of Lot 22, all of Lot 23, and all of Lot 24, Block 18; part of Lot 1 and part of Lot 2, Block 19; part of Lot 9, part of Lot 10, part of Lot 11, all of Lot 12, part of Lot 13, and part of Lot 14, Block 21; part of Lot 5, part of Lot 6, all of Lot 7, all of Lot 8, all of Lot 9, all of Lot 10, all of Lot 11, all of Lot 12, all of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, part of Lot 17, and part of Lot 18, Block 22; part of Lot 2, part of Lot 3, part of Lot 4, all of Lot 5, all of Lot 6, all of Lot 7, all of Lot 8, all of Lot 9, part of Lot 10, part of Lot 11, part of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, all of Lot 17, all of Lot 18, all of Lot 19, all of Lot 20, part of Lot 21, part of Lot 22, and part of Lot 23, Block 23; and said partial plat vacation including: all of the unnamed road between Blocks 17, 18, and 19 and Blocks 21, 22, and 23 adjoining all of Lot 1 and Lot 24, Block 17, all of Lot 1 and Lot 24, Block 18, part of Lot 1, Block 19, all of Lot 12 and part of Lot 13, Block 21, all of Lot 12 and all of Lot 13, Block 22, and part of Lot 13, Block 23; all of the unnamed road between Block 16 and Block 17 adjoining Lot 1, Block 17; all of the unnamed road between Block 17 and Block 18 adjoining all of Lot 1, all of Lot 2, all of Lot 3, all of Lot 4, and part of Lot 5, Block 18; all of the unnamed road between Block 18 and Block 19 adjoining part of Lot 22, all of Lot 23, and all of Lot 24, Block 18; all of the unnamed road between Block 21 and Block 22 adjoining all of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, and part of Lot 17, Block 22; all of the unnamed road between Block 22 and Block 23 adjoining part of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, all of Lot 17, all of Lot 18, all of Lot 19, all of Lot 20, and part of Lot 21, Block 23; all of the unnamed road between Block 23 and Block 24 adjoining part of Lot 4, all of Lot 5, all of Lot 6, all of Lot 7, all of Lot 8, all of Lot 9, and part of Lot 10, Block 23; all of the unnamed alley within Block 17; all of the unnamed alley within Block 18; all of the unnamed alley within Block 21; all of the unnamed alley within Block 22; and all of the unnamed alley within Block 23, and all lying in Section 21, Township 13 South, Range 31 East, said Flagler County, with said portion of the Map of Favoretta plat to be vacated being that portion that falls within the boundary of that certain property described as follows:

A parcel of land lying in the Map of Favoretta, Florida as recorded in Plat Book 1, Page 5, of the Public Records of Flagler County, Florida, being a portion of the southerly 300.00, of the NW 1/4, of the NE 1/4, of Section 21, Township 13 South, Range 31 East, Tallahassee Meridian, Flagler County, Florida and being more particularly described as follows:

From a Point of Reference, being the Northwest corner of the NW 1/4, of the NE 1/4, of said Section 21, Township 13 South, Range 31 East South 01 degrees 56 minutes 12 seconds East along the Westerly line of said NW 1/4, of the NE 1/4, of Section 21, said line also being the Westerly line of Secret Trail, a 100' wide easement, a distance of 658.86' feet [sic]; thence departing said line North 89 degrees 29 minutes 34 seconds East, a distance of 107.28 feet to the Point of Beginning; thence thence [sic] North 89 degrees 29 minutes 34 seconds East, a distance of 813.45 feet; thence departing said line South 39 degrees 32 minutes 15 seconds East, a distance of 162.02 feet; thence South 02 degrees 05 minutes 45 seconds East, a distance of 232.19 feet; thence South 89 degrees 28 minutes 26 seconds West, a distance of 945.45 feet to a point on the Easterly right-of-way line of Favoretta Road; thence along said Easterly right-of-way [sic] line North 01 degrees 55 minutes 28 seconds West, a distance of 183.12 feet to a point of curve [sic], concave Easterly and to the right, said curve having a central angle 21 degrees 02 minutes 10 seconds, a radius of 486.00 feet, a chord bearing of North 08 degrees 35 minutes 37 seconds East, a chord distance of 177.43 feet; thence along the arc of said curve a distance of 178.43 feet to the Point of Beginning.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL

CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 182025CA000379XXXX01

MORTGAGE SERVICING, Plaintiff, vs.
MCKENZI MANNING ENGLISH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KENNETH V. MANNING A/K/A KENNETH

NEWREZ LLC D/B/A SHELLPOINT

VINCENT MANNING, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF KENNETH V. MANNING A/K/A KENNETH VINCENT MANNING. DECEASED; MCKENZI MANNING ENGLISH; KENNETH RYAN MANNING;, UNKNOWN TENANT(S)

IN POSSESSION #1 and #2, et.al. Defendant (s).TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF KENNETH V. MANNING A/K/A KENNETH VINCENT MANNING, DECEASED (Current Residence Unknown)

(Last Known Address) 66 WESTHAMPTON DRIVE PALM COAST, FL 32164ALL OTHER UNKNOWN PARTIES, INCLUDING, IF NAMED $\begin{array}{cccc} \text{INCLUDING,} & \text{IF} & \text{A} & \text{NAMED} \\ \text{DEFENDANT} & \text{IS} & \text{DECEASED,} & \text{THE} \end{array}$

PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 66 WESTHAMPTON DRIVE

PALM COAST, FL 32164YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property: LOT 33, OF BLOCK 33, OF PALM COAST, MAP OF WYNNFIELD, SECTION 22, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGES 3 THROUGH 20, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

WESTHAMPTON DRIVE, PALM COAST, FL 32164.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before 30 DAYS AFTER THE FIRST PUBLICATION a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in The Palm Coast/Ormond Beach Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the

complaint. REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-TIES 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, 101 N. Alabama Ave., Ste. D-305, 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 appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMA-

TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-ADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL WITNESS my hand and the seal of this

Court this day of 9/24/2025. TOM BEXLEY As Clerk of the Court and/or Comptroller $\,$

(SEAL) Margarita Ruiz

Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442

25-52211 October 2, 9, 2025 25-00237G SECOND INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000173 FIFTH THIRD BANK N.A,

Plaintiff, vs. MICHAEL DAVID GEORGE, JR. A/K/A MICHAEL GEORGE, JR., et al. Defendant. NOTICE IS HEREBY GIVEN pursuant to

a Summary Final Judgment of Foreclosure entered September 15, 2025 in Civil Case No. 2025 CA 000173 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein FIFTH THIRD BANK N.A is Plaintiff and Michael David George, Jr. a/k/a Michael George, Jr., et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index. cfm in accordance with Chapter 45, Florida Statutes on the 24th day of October, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 22, Block 24, Subdivision Plat Kankakee Run - Section 65 Semi-nole Woods at Palm Coast, according to the map or plat thereof, as recorded in Map Book 17, Page 56 through 67, inclusive, of the Public Records of Flagler 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/ Sara Collins

Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 E. Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1673 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 53992

25-11668FL October 2, 9, 2025 25-00236G

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP 000587

Division 48

IN RE: ESTATE OF DAVID P. MCKAIG

Deceased.

The administration of the estate of David

P. McKaig, deceased, whose date of death

was June 27, 2025 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 representa-

tive and the personal representative's attor-

All creditors of the decedent and other

persons having claims or demands against

decedent's estate on whom a copy of this

notice is required to be served must file

their claims with this court ON OR BE-

FORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A

The personal representative has no duty

to discover whether any property held at

the time of the decedent's death by the de-

cedent or the decedent's surviving spouse

is property to which the Florida Uniform

Disposition of Community Property Rights

at Death Act as described in ss. 732.216-

732.228, Florida Statutes, applies, or may

apply, unless a written demand is made by

a creditor as specified under s. 732.2211,

Florida Statutes. The written demand must

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file

their claims with this court WITHIN 3

MONTHS AFTER THE DATE OF THE

FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE

The date of first publication of this notice

Personal Representative:

Serra McKaig

216 W. Virginia Avenue

DeLand, Florida 32720

Attorney for Personal Representative:

E-Mail: DVidal@legalteamforlife.com

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the un-

dersigned, desiring to engage in business under the Fictitious Name of Pooch Full

Of Treats located at 81 White Hall Drive,

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 7th day of October, 2025

25-00244G

Florida Bar Number: 1008324

Proserv@legalteamforlife.com October 9, 16, 2025

CHIUMENTO LAW 145 City Place, Suite 301

Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702

Secondary E-Mail:

WILL BE FOREVER BARRED.

OF DEATH IS BARRED.

is October 9, 2025.

Diane A. Vidal

Attorney

be filed with the clerk.

COPY OF THIS NOTICE ON THEM.

ney are set forth below.

CLASSIFIEDS

Items under \$200

PLANT LADY HAS ASSORTED PLANTS FOR SALE!!! Elephant Ears, Snake Plants, Plus Many Other Types of Plants. Call for Appointment. Starting at \$1 PC 814-574-6387

Stainless Steel Kitchen Double Sink, Complete \$40 386-439-1755

Comfortrac neck traction device. New \$350. Ssking \$200. Leave message. (386) 437-8437

Kenneth Cole leather laptop bag. Sells in Kohl's for \$239.00. Selling \$50 386-793-3155

Electric Roaster \$10, Waffle Maker \$10. Bread Machine \$20. Set of 12 Avon Harley Motorcycle Replicas \$100 For Set. 6' Mini Blind \$10, Temptations **Green Old World Serving Pieces** \$10 Ea. Princess House Bowl \$100. Text 386-444-1851

Decorative Garden and base of Trees Landscaping curving, Various sizes \$30

386-437-7058

Center Island Kitchen Cabinet 1 Drawer, 4 Doors, on Wheels With Fold Leaf 35"H 38"W 28"D \$180 386-206-9006

For Rent

Room for Rent \$900/mo First and Last Months Required, No pets, No Drugs. Working person Required. Text me at 386-444-1851

For Sale

2017 Chevrolet Colorado 2 and 4 Wheel Drive. Silver. Excellent Condition New Tires 40,000mi \$20.000 386-341-0667

Handyman

Construction Cleanup Derrick The Clean Up Man. Haul Trash · Clean Flower Beds Honey Do's · Pressure Wash Construction Cleans. No Job Is TOO BIG or TOO SMALL. Licensed. Insured. 386-503-5536

John's Construction Clean up Trash Hauling, Landscaping, Irrigation, Junk Removal, Flower Beds & More Licensed and

Insured 386-264-8694

Residential Remedies. No Job Too Small. Lic. and Insured. Low Prices. Reliable. 386-503-3219

Handy Man...... General yard, home repairs. 832-290-8340

Help Wanted

Carpenters Needed/Wanted in St. Augustine Area Call Isaac 904-669-9937

Home Health Aid

Accepting New Clients In Flagler County. Home Health Aid, Companionship, Dr Appointments, Light House Cleaning. Celena Mariano 386-225-0487

Housekeeping

Marissa's House Cleaning (Flagler County Only) 20 Years Experience, License and Insured. 386-292-6988

Real Estate

Palm Coast 4 Bedroom House Nineteen Hundred Square Feet Living Space. has new roof, air conditioner appliances, waterheater, just painted asking \$335,000.00 obo 1-386-437-

7058 landline.

A|R|R|O|W

G|H|O|S|T

This week's Crossword answers

F O E S V A T S L A N E A S I A

E D G E S O N E A L T S A R I N A
A S K F O R S T A N R E M O V E R
D I N U P C I N N E R E S T

J U S T M A R R E D O D E E M O

A N N U A L L Y I N N K N I T C A P

R E T A K E S R N A G R E E K R U N S

N O V B E E N A E R E A R N S

EYEDROPPERS

SITARWARSODDDPRETEXT

E O N E P I L U X U R Y T A X I

T R O U B L E D W A I T E R S A I N T G N A T E T A I L S A S S A T T A D O N O R

This week's Celebrity Cipher answers

Puzzle One Solution:
"When somebody says 'The last thing I want to do is hurt you,' it means they've got other things to do first."

Mark Schiff

"I was surrounded by extraordinary women in my life who taught me about quiet strength and dignity." Michelle Obama

Puzzle Three Solution: "From the start it has been the theater's business

to entertain people ... it needs no other passport than fun." Bertolt Brecht

This week's Sudoku answers

9

6

5

8 9

3

1

1 8

6

T R E J O E E O B E E F O B S

S | H | O | E | S | T | O | R | I | E | S | S | C | H | I | S | M

Puzzle Two Solution:

8

5 2

1

9

4

3 2

6

6

9

9

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6

8

1

9

©2022 NEA, Inc

C A R D O O R S N O O P

REINS

You're only cheati

SSNS

INNER

OVERSTUFFEDCHAR

Yard Sale

Ormond Beach Elks Club Indoor Craft and Rummage Sale 285 Wilmette Ave. Oct 11, 9:00 AM-2:00PM. Tools, Clothes, Jewelry, Crafts, Antiques, and More! Come Shop!

October 10th, 11th 7:00AM-3:00PM 17 Rolling Sands Dr. New Items, Halloween, Christmas, Household, Toys, Lamps, Clothes, Artwork. Huge selection, Great Condition.

INFORMATION & RATES:

386-447-9723 · info@observerlocalnews. com · classifieds.palmcoastobserver.com **DEADLINES:** Classifieds - Monday at Noon; Service Directory - Friday at 3PM PAYMENT: Cash, Check or Credit Card

The Observer reserves the right to classify and edit copy, or to reject or cancel an advertisement at any time. Corrections after first insertion only. *All ads are subject to the approval of the Publisher.

*It is the responsibility of the party placing any ad for publication in the Palm Coast Observer to meet all applicable legal requirements in connection with the ad such as compliance with towncodes in first obtaining an occupational license for business, permitted home occupation, or residential rental property. Notice: All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap,

familial status, or national origin, or intention to make any such preference, limitation or discrimination. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



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Email your Legal Notice

legal@observerlocalnews.com

JRROSE & CO LLC. 25-00382F

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 2025 DR 000229

Division: 47 Savanna Watson,

Jesse Watson. Respondent, TO: Jesse Watson

7320 Lowery rd Fort Worth. TX 76120 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Savanna Watson, whose address is 86 Forsythe Ln Palm Coast, FL 32137 on or before Nov. 6, 25, and file the original with the clerk of this Court at 1769 E. Moody Blvd. Bld. 1 - Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address. Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 9/30/25 CLERK OF THE CIRCUIT COURT

(SEAL) By: Tabatha Strack October 9, 16, 23, 30, 2025 25-00241G



The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



For rates and information, call 386-447-9723

FIRST INSERTION

INVITATION FOR BID OFFICE/BUILDING CLEANING SERVICES AND JOB TRAINING PALATKA HOUSING AUTHORITY

The Palatka Housing Authority is looking for Professional Office Cleaning Companies to partner with for our hands-on staff training program The PHA plans to issue an IFB on November 19, 2025 for Buildings and Office Cleaning Services and Training opportunities.

For a full description of this IFB, please visit the PHA Website at:

www.palatkaha.org. under Procurement. Oct. 9, Oct. 23 25-00371F

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2024 CA 000513 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

NIKOLAS ALEXIOU, JR., et. al. Defendant(s), TO: NIKOLAS ALEXIOU JR., UN-

KNOWN SPOUSE OF NIKOLAS ALEX-IOU JR. 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 27, GRAND RESERVE PHASE 4, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 40,

PAGES 15 THROUGH 19, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. has been filed against you and you are

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Flagler County, Florida, this

Tom Bexley CLERK OF THE CIRCUIT COURT (SEAL) BY: Margarita Ruiz DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-231094

October 9, 16, 2025

FIRST INSERTION

25-00245G

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 Bush's Property Maintenance located at 2025 Maple Street, 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, Tallahas-

Dated this 7th day of October, 2025 Albert Wayne Bush Jr.

FIRST INSERTION

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

CASE NO. 2025 CA 000197 IS FARGO BANK Plaintiff, v.

KELLY KOWALCZYK; UNKNOWN SPOUSE OF KELLY KOWALCZYK; UNKNOWN TENANT 1; UNKNOWN TENANT 2; HOMEINC, LLC; BUYING AMERICAS HOMES LLC; BLUE LINE Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 11, 2025, in this cause, in the Circuit Court of Flagler County, Florida, the clerk shall sell the property situated in

Flagler County, Florida, described as: LOT 4, OF BLOCK 5, OF PALM COAST, MAP OF WYNNFIELD, SECTION 21, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 7, PAGES 43 THROUGH 49, OF THE PUB-LIC RECORDS OF FLAGLER COUNTY, FLORIDA

 $\rm a/k/a$ 11 WENTWORTH LN, PALM COAST, FL 32164-7823

at public sale, to the highest and best bidder, for cash, online at www.flagler. realforeclosure.com, on October 24, 2025 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 26 day of September, 2025. eXL Legal, PLLC

Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000010876 October 9, 16, 2025



Advertise as low as **\$17.50** per week!

386-447-9723

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 Christina Savage Photography located at 23 Lewisdale Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corpora-tions of the Department of State, Tallahassee, Florida.

Dated this 22nd day of September, 2025 Christina Savage Oct. 9

25-00374F

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2024-CA-000615 NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES,

DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF CAROL RICHARDSON A/K/A CAROL ANN RICHARDSON A/K/A CAROL

ANDRYKOVITCH, et al.,

To: STACY ANN PRINCE A/K/A STACY BALILIES 1900 21ST AVENUE NORTH, SAINT

PETERSBURG, FL 33713 LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an

action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 10, OF BLOCK 47, OF PALM COAST, MAP OF WYNNFIELD,

SECTION 19, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 7, PAGES 25 THROUGH 30, OF THE PUB-LIC RECORDS OF FLAGLER COUNTY, FLORIDA has been filed against you and you are required to file a copy of your written de-

fenses, if any, to it on Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the abovestyled Court on or before 30 days from first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of said

Court on the day of 9/26/2025Tom Bexley

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Margarita Ruiz Deputy Clerk

DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 24-06426 October 9, 16, 2025

25-00246G

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

File No. 18-2025-CP-0566 **Division Probate** IN RE: ESTATE OF JOEL DEAN PEDALINE

Deceased.

The administration of the estate of JOEL DEAN PEDALINE, deceased, whose date of death was August 1, 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 Boulevard, Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the per sonal representative's attorney are set forth

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 AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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 NO-

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 October 9, 2025.

Personal Representative: DENISE PEDALINE 21 Bannerwood Lane Palm Coast, Florida 32137

Attorney for Personal Representative: MICHELLE MEDINA Florida Bar No. 772623 DAVIS M. JOHNSON, III Florida Bar No. 1055388 Attorneys for Personal Representative DONAHOO & MCMENAMY, P.A. 245 Riverside Avenue, Suite 150 Jacksonville, Florida 32202 Telephone: (904) 354-8080 Fax: (904) 791-9563 Email: eservice@dmjaxlaw.com October 9, 16, 2025 25-00243G



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25-00248G

FIRST INSERTION SALE NOTICE

Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Monday October 23, $2025\ \mathrm{or}$ thereafter. Units are believed to contain household goods, unless otherwise listed.

Tenant (4) Contents 409 Staffa, Heather Boxes and Clothes 431 Rose, Stephanie Household Goods Rudd, Kenneth 515 Misc Household Goods

Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. 25-00379F Oct. 9/16

FIRST INSERTION

NOTICE OF APPLICATION FOR

TAX DEED NOTICE IS HEREBY GIVEN, that ${\bf Robin\ J\ Kissel\ }$ 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: 2022 / 43Year of Issuance: 2022 Description of Property:

That portion of Section 24, Town ship 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run Soº-10'-00"E, along the East line of said Section 24, 2738.93 feet to the East 1/4 corner of said Section 24; Thence run So°-04'-00"E, along the East line of said Section 24, 1044.74 feet; Thence run due West, 4004.46 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East 330,00 feet: Thence run due North 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 392 of Unit IV of the unrecorded plat of Flagler Estates.

Name in which assessed: WANDA LEA SPINK

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 18th day of November, 2025 at 9 a.m.

Tom Bexlev Clerk of the Circuit Court & Comptroller of Flagler County, FL By:Tiffani Smith, Deputy Clerk File # 25-039 TDC

Oct. 9/16/23/30 25-00329F

FIRST INSERTION

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, October 16, 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 any topics pre-

sented to the board for consideration. 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 zill be conducted in accordan e 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 Oct. 9

25-00377F

FIRST INSERTION

SALE NOTICE

Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Monday, October 23, 2025, or thereafter. Units are believed to contain household goods, unless

otherwise listed Tenant (10) Contents Unit Wieder, Jay Household Goods Mitchell, Shantel 251 Household Goods 502 Mason, Kellie Pictures and Misc Richardson, Christina 504 Misc Household Goods Gilbert, Cindy 522 Misc Household Items Martin, Mary Household Goods 610 Barrow, Edward (eddie) 1210 Misc Household Goods Kline, Julia 1234 Misc Household Goods

Bruce, Julia Misc Household Goods and Electronics Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457. 25-00378F

1504

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services The Lighthouse Community Development District ("District"), located in the City of Palm Coast, Flagler County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, $Florida\ Statutes$. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the City of Palm Coast, Flagler County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings,

onstruction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on October 23, 2025 by email to gillyardd@whhassociates.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Âny protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000,00).

October 9, 2025

FIRST INSERTION

LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Lighthouse Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Palm Coast, Flager County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Lighthouse Community Development District." Proposals must be received by 12:00 p.m. on October 17, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager October 9, 2025

25-00250G

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

 $CASE\ NO.\ 2023\ CA\ 000540$ LAKEVIEW LOAN SERVICING, LLC,

MELISSA C. ROCKWOOD AND JOHN PARAGIOS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2023, and entered 2023 CA 000540 of the Court of the SEVENTH Judicial Circuit in and for Flagler County, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MELISSA C. ROCKWOOD; JOHN PARAGIOS; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ENERBANK USA; GULF STATES CONTRACTOR SERVICES, INC. are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler. realforeclose.com, at 11:00 AM, on October 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 89, SUBDIVISION PLAT ROYAL PALMS - SECTION 32 PALM COAST, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN MAP BOOK 10, PAGE 54 THROUGH 66, INCLUSIVE, OF THE PUBLIC RE-

CORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 6 ROBIN HOOD LN. PALM COAST, FL 32164

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 in accordance with Florida Statutes, Section 45.031. IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste $\hbox{D-305, Deland, FL\,} 32724, (386)\, 257\text{-}6096.$ Hearing or voice impaired, please call 711. Dated this 25 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: ds a lem@raslg.com23-107206 - RaO October 2, 9, 2025 25-00239G

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

 ${\bf CASE\ NO.\ 2025\ CA\ 000529}$ U.S. BANK NATIONAL ASSOCIATION. AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2006-8,**

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARK MAJEWSKI, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARK MAJEWSKI, DE-CEASED,

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 100, SUBDIVISION PLAT OF

SEA COLONY, ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 27, PAGES 30 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF FLA-GLER 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 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this

Court at Flagler County, Florida, this day of TOM BEXLEY CLERK OF THE CIRCUIT COURT

(SEAL) BY: AMY PEREZ

DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-308497 October 2, 9, 2025 25-00240G

FIRST INSERTION

SALE NOTICE

Notice is hereby given that Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:30 PM on Monday October 23, 2025 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Tenant (2) Contents 418 Johnson, Donald Household Goods Sikes, Christopher Household Goods Fraser's Mini-Storage, 2100 Avenue

A Flagler Beach, FL 32136. Phone: (386)439-2457.Oct. 9/16 25-00380F

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION

865.09, FLORIDA STATUTES, NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Slingmax Group, Inc., located at 77 Industrial Park Road, in the city of Saco, ME, 04072-1804, in the County of Flagler, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Yale Cordage, Inc. October 9, 2025

25-00247G

FIRST INSERTION

NOTICE OF PUBLIC HEARING FLAGLER COUNTY / CITY OF PALM COAST AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

Pursuant to Section 420.9076, Florida Statutes, the Flagler County / City of Palm Coast Affordable Housing Advisory Committee (AHAC) will hold a public hearing on Tuesday, November 4, 2025, at 3:00 p.m. at the Flagler County Emergency Operations Center, Training Room B, 1769 E. Moody Blvd., Building 3, Bunnell, Florida.

The purpose of the hearing is for the AHAC to adopt its evaluation of local affordable housing incentive strategies and its final recommendations for submission to the Flagler County Board of County Commissioners and the Palm Coast City

Florida law requires AHACs to review the implementation of eleven incentive strategies that encourage affordable housing, including expedited permitting, fee waivers, flexible densities and lot configurations, accessory dwelling units, modification of development standards, inventory of public lands, and processes for reviewing the housing cost impacts of local policies. Consistent with the state housing strategy in §420.0003, F.S., these efforts are intended to create and preserve affordably priced housing by providing incentives for the private sector to deliver housing, thereby reducing or eliminating the need for government-subsidized or governmentconstructed housing.

Draft recommendations under consid-

eration include adoption of an Accessory Dwelling Unit ordinance and affordable housing incentives by the City of Palm Coast, policies for affordable set-asides in planned developments, a policy and process involving AHAC for reviewing new ordinances and fees that may impact housing costs, and a policy for reviewing public lands with long-term affordability provisions to keep assisted units within the local housing inventory.

The draft evaluation and recommenda tions are available at Flagler County Health and Human Services, 1000 Belle Terre Blvd., Palm Coast, FL 32164, or by request at housingservices@flaglercounty.gov or (386) 586-2324. Persons with disabilities requiring accommodation to participate should contact the Health and Human Services Department at least three business days prior to the hearing.

All interested persons are invited to attend and be heard. Oct. 9 25-00375F

FIRST INSERTION

LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS Notice is hereby given that the Lighthouse Community Development District (the

"District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors (the "Board") of the District will conduct a public hearing on November 5, 2025, at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301, Palm Coast, Florida 32174.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, utility improvements, stormwater management facilities, landscape and irrigation improvements, and/or any other lawful improvements or services

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the 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

District Manager

October 9, 16, 23, 30, 2025

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, Phillip John Fox and Shannon Beauchamp Fox, as the owners of the subject lands included within a plat and roadway vacation petition, requested that the Board of County Commissioners of Flagler County, Florida, consider their request to vacate that portion of the platted lands and platted rights-of-way described below, and on October 6, 2025 the Board of County Commissioners adopted Resolution No. 2025-84 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 rights-of-way described below:

A certain portion of the Map of Favoretta, according to the plat thereof recorded in Plat Book 1, Page 5, of the Public Records of Flagler County, Florida, specifically identified as: part of Lot 1, part of Lot 2, part of Lot 3, part of Lot 21, part of Lot 22, all of Lot 23, and all of Lot 24, Block 17; all of Lot 1, all of Lot 2, all of Lot 3, all of Lot 4, part of Lot 5, part of Lot 6, part of Lot 20, part of Lot 21, part of Lot 22, all of Lot 23, and all of Lot 24, Block 18; part of Lot 1 and part of Lot 2, Block 19; part of Lot 9, part of Lot 10, part of Lot 11, all of Lot 12, part of Lot 13, and part of Lot 14, Block 21; part of Lot 5, part of Lot 6, all of Lot 7, all of Lot 8, all of Lot 9, all of Lot 10, all of Lot 11, all of Lot 12, all of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, part of Lot 17, and part of Lot 18, Block 22; part of Lot 2, part of Lot 3, part of Lot 4, all of Lot 5, all of Lot 6, all of Lot 7, all of Lot 8, all of Lot 9, part of Lot 10, part of Lot 11, part of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, all of Lot 17, all of Lot 18, all of Lot 19, all of Lot 20, part of Lot 21, part of Lot 22, and part of Lot 23, Block 23; and said partial plat vacation including: all of the unnamed road between Blocks 17, 18, and 19 and Blocks 21, 22, and 23 adjoining all of Lot 1 and Lot 24, Block 17, all of Lot 1 and Lot 24, Block 18, part of Lot 1, Block 19, all of Lot 12 and part of Lot 13, Block 21, all of Lot 12 and all of Lot 13, Block 22, and part of Lot 13, Block 23; all of the unnamed road between Block 16 and Block 17 adjoining Lot 1, Block 17; all of the unnamed road between Block 17 and Block 18 adjoining all of Lot 1, all of Lot 2, all of Lot 3, all of Lot 4, and part of Lot 5, Block 18; all of the unnamed road between Block 18 and Block 19 adjoining part of Lot 22, all of Lot 23, and all of Lot 24, Block 18; all of the unnamed road between Block 21 and Block 22 adjoining all of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, and part of Lot 17, Block 22; all of the unnamed road between Block 22 and Block 23 adjoining part of Lot 13, all of Lot 14, all of Lot 15, all of Lot 16, all of Lot 17, all of Lot 18, all of Lot 19, all of Lot 20, and part of Lot 21, Block 23; all of the unnamed road between Block 23 and Block 24 adjoining part of Lot 4, all of Lot 5, all of Lot 6, all of Lot 7, all of Lot 8, all of Lot 9, and part of Lot 10, Block 23; all of the unnamed alley within Block 17; all of the unnamed alley within Block 18; all of the unnamed alley within Block 21; all of the unnamed alley within Block 22; and all of the unnamed alley within Block 23, and all lying in Section 21, Township 13 South, Range 31 East, said Flagler County, with said portion of the Map of Favoretta plat to be vacated being that portion that falls within the boundary of that certain property described as follows:

A parcel of land lying in the Map of Favoretta, Florida as recorded in Plat Book 1, Page 5, of the Public Records of Flagler County, Florida, being a portion of the southerly 300.00, of the NW 1/4, of the NE 1/4, of Section 21, Township 13 South, Range 31 East, Tallahassee Meridian, Flagler County, Florida and being more particularly described as follows:

From a Point of Reference, being the Northwest corner of the NW 1/4, of the NE 1/4, of said Section 21, Township 13 South, Range 31 East South 01 degrees 56 minutes 12 seconds East along the Westerly line of said NW 1/4, of the NE 1/4, of Section 21, said line also being the Westerly line of Secret Trail, a 100' wide easement, a distance of 658.86' feet [sic]; thence departing said line North 89 degrees 29 minutes 34 seconds East, a distance of 107.28 feet to the Point of Beginning; thence thence [sic] North 89 degrees 29 minutes 34 seconds East, a distance of 813.45 feet; thence departing said line South 39 degrees 32 minutes 15 seconds East, a distance of 162.02 feet; thence South 02 degrees 05 minutes 45 seconds East, a distance of 232.19 feet; thence South 89 degrees 28 minutes 26 seconds West, a distance of 945.45 feet to a point on the Easterly right-of-way line of Favoretta Road; thence along said Easterly right-of-way [sic] line North 01 degrees 55 minutes 28 seconds West, a distance of 183.12 feet to a point of curve [sic], concave Easterly and to the right, said curve having a central angle 21 degrees 02 minutes 10 seconds, a radius of 486.00 feet, a chord bearing of North 08 degrees 35 minutes 37 seconds East, a chord distance of 177.43 feet; thence along the arc of said curve a distance of 178.43 feet to the Point of Beginning.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL

CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 182025CA000379XXXX01

MORTGAGE SERVICING, Plaintiff, vs.
MCKENZI MANNING ENGLISH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KENNETH V. MANNING A/K/A KENNETH

NEWREZ LLC D/B/A SHELLPOINT

VINCENT MANNING, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF KENNETH V. MANNING A/K/A KENNETH VINCENT MANNING. DECEASED; MCKENZI MANNING ENGLISH; KENNETH RYAN MANNING;, UNKNOWN TENANT(S)

IN POSSESSION #1 and #2, et.al. Defendant (s).TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF KENNETH V. MANNING A/K/A KENNETH VINCENT MANNING, DECEASED (Current Residence Unknown)

(Last Known Address) 66 WESTHAMPTON DRIVE PALM COAST, FL 32164ALL OTHER UNKNOWN PARTIES, INCLUDING, IF NAMED $\begin{array}{cccc} \text{INCLUDING,} & \text{IF} & \text{A} & \text{NAMED} \\ \text{DEFENDANT} & \text{IS} & \text{DECEASED,} & \text{THE} \end{array}$

PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 66 WESTHAMPTON DRIVE

PALM COAST, FL 32164YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property: LOT 33, OF BLOCK 33, OF PALM COAST, MAP OF WYNNFIELD, SECTION 22, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGES 3 THROUGH 20, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

WESTHAMPTON DRIVE, PALM COAST, FL 32164.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, whose on or before 30 DAYS AFTER THE FIRST PUBLICATION a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in The Palm Coast/Ormond Beach Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the

complaint. REQUESTS FOR ACCOMMODA-TIONS BY PERSONS WITH DISABILI-TIES 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, 101 N. Alabama Ave., Ste. D-305, 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 appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMA-

TION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACID-ADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMA-CION JUDICIAL WITNESS my hand and the seal of this

Court this day of 9/24/2025. TOM BEXLEY As Clerk of the Court and/or Comptroller $\,$

(SEAL) Margarita Ruiz

Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442

25-52211 October 2, 9, 2025 25-00237G SECOND INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000173 FIFTH THIRD BANK N.A,

Plaintiff, vs. MICHAEL DAVID GEORGE, JR. A/K/A MICHAEL GEORGE, JR., et al. Defendant. NOTICE IS HEREBY GIVEN pursuant to

a Summary Final Judgment of Foreclosure entered September 15, 2025 in Civil Case No. 2025 CA 000173 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein FIFTH THIRD BANK N.A is Plaintiff and Michael David George, Jr. a/k/a Michael George, Jr., et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index. cfm in accordance with Chapter 45, Florida Statutes on the 24th day of October, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 22, Block 24, Subdivision Plat Kankakee Run - Section 65 Semi-nole Woods at Palm Coast, according to the map or plat thereof, as recorded in Map Book 17, Page 56 through 67, inclusive, of the Public Records of Flagler 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/ Sara Collins

Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 E. Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1673 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 53992

25-11668FL October 2, 9, 2025 25-00236G