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PUBLIC NOTICES

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THURSDAY, OCTOBER 16, 2025

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 64-2025-CP-012576
IN RE: ESTATE OF LINDA L. STANTON-JAFFE
Deceased.
The administration of the estate of Linda L. Stanton-Jaffe, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 12337 CIDL TOWD POINT MORTGAGE TRUST 2020-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. MARY LOU FANNING; UNKNOWN SPOUSE OF MARY LOU FANNING; UNKNOWN TENANT Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 04 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF DELAND, IN THE COUNTY OF VOLUSIA AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 06/30/1999 AND RECORDED 07/06/1999 IN BOOK 4452, PAGE 1171 AMONG THE LAND RECORDS, OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOTS 11 AND 12, BLOCK 10, SECTION ONE, UNIVERSITY TERRACE, PLAT BOOK 10, PLAT PAGE 108.
PROPERTY ADDRESS: 615 N TUXEDO AVENUE, DELAND, FL 32724
IF YOU ARE A PERSON CLAIMING A

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 12337 CIDL TOWD POINT MORTGAGE TRUST 2020-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. MARY LOU FANNING; UNKNOWN SPOUSE OF MARY LOU FANNING; UNKNOWN TENANT Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 04 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF DELAND, IN THE COUNTY OF VOLUSIA AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 06/30/1999 AND RECORDED 07/06/1999 IN BOOK 4452, PAGE 1171 AMONG THE LAND RECORDS, OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOTS 11 AND 12, BLOCK 10, SECTION ONE, UNIVERSITY TERRACE, PLAT BOOK 10, PLAT PAGE 108.
PROPERTY ADDRESS: 615 N TUXEDO AVENUE, DELAND, FL 32724
IF YOU ARE A PERSON CLAIMING A

RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.
To request such an accommodation, please contact Court Administration in advance of the date the service is needed:
Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.
Dated this 07 day of October 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
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eservice@decubaslewis.com
25-00336
October 16, 23, 2025 25-004941

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12922 PRDL Division 10
IN RE: ESTATE OF NANCY JO RICHARDS, aka NANCY J. RICHARDS, and NANCY RICHARDS
Deceased.
The administration of the estate of Nancy Jo Richards, also known as Nancy J. Richards, and Nancy Richards, deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
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 16, 2025.
Personal Representative:
Lisa Lynne Smith
c/o Legacy Law Associates, P.L.C.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley, Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail: linda@legacylaw313.com
October 16, 23, 2025 25-004991

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 12743 CICI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2, Plaintiff, vs. MELANIE CAIN, BY AND THROUGH HER COURT APPOINTED PLENARY GUARDIAN OF THE PERSON AND PROPERTY, MERLE M. KAPPELMANN, et. al. Defendant(s),
TO: PETER B. KAPPELMANN, 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 8, BUILDING NO. 2, THE TOWNHOMES AT THE OCEANS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 41, PAGES 163 AND 164, 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 NOV 6 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Volusia County, Florida, this 7th 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
24-249370
October 16, 23, 2025 25-004971

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024 14006 CICI
COQUINA COVE OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. APOSTOLAS P. BOUZAS, individually; DANA N. SANDERS, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 August 13, 2025, and entered in Case Number: 2024 14006 CICI, of the County Court in and for Volusia County, Florida, wherein COQUINA COVE OWNERS ASSOCIATION, INC. is the Plaintiff, APOSTOLAS P. BOUZAS, individually; DANA N. SANDERS, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 12th day of November, 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: 1912 Cove Point Road, Port Orange, Florida 32128
Property Description: Lot 44, Coquina Cove - Phase I, according to the map or plat thereof, as recorded in Map Book 53, Page 123
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 Funshine Waves, located at 132 W International Speedway Blvd, Suite 43, in the City of Daytona Beach, Volusia County, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of October, 2025.
Live Channel USA LLC
Oct. 16 25-00104V

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 12455 CICI
CITIZENS BANK, N.A., Plaintiff, vs. VICTORIA K. ZAMPOLINO; UNKNOWN SPOUSE OF VICTORIA K. ZAMPOLINO; PINE CREST HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC., Defendant(s),
TO: Victoria K. Zampolino
Residence Unknown
Unknown Spouse of Victoria K. Zampolino
Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOTS 21 AND 22, BLOCK 9, PINECREST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 9, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Street Address: 419 Walker Avenue, Daytona Beach, Florida 32114
has been filed against you and you are required to serve a copy of your written defenses, 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 NOV 3 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.
Dated on Oct 3, 2025.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
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#:25-400291
October 16, 23, 2025 25-005051

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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 12237 CICI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KIMBER L. ARVIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ASHCRAFT, DECEASED, et. al. Defendant(s),
TO: KIMBER L. ARVIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ASHCRAFT, DECEASED, 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 107, DOUGLAS PARK NO. 3, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 65, 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 NOV 6 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Volusia County, Florida, this 7th 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
25-295161
October 16, 23, 2025 25-004951

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 12238 CICI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAREN ANDREW FOWLER AND ASHLEY NICOLE STURLA, et. al. Defendant(s),
TO: ASHLEY NICOLE STURLA, 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 7, BLOCK 20, COMMONWEALTH MOBILE ESTATES - 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 31, PAGE 104 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 2005 FLEETWIDE ENTERTAINER 32X60 DOUBLEWIDE MOBILE HOME ID#*S GAFL475A76262CY21 AND GAFL475B76262CY21.
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 6 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Volusia County, Florida, this 7th 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
25-310593
October 16, 23, 2025 25-004961

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11296 PRDL
Division: 10
IN RE: ESTATE OF ANTHONY JOSEPH BOODOO, JR., Deceased.

The administration of the Estate of Anthony Joseph Boodoo, Jr., deceased, whose date of death was July 22, 2024, 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 below.

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

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

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

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

The date of first publication of this notice is October 16, 2025.

Personal Representative:
Malissa Boodoo
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone 813-272-1400
Fax 866-844-4703
E-Mail: LMURALT@BJA-Law.com
October 16, 23, 2025 25-005001

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12987 PRDL
Division 10
IN RE: ESTATE OF HERMAN JOSEPH KOENIG a/k/a HERMAN J. KOENIG Deceased.

The administration of the estate of Herman Joseph Koenig, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 16, 2025.

Personal Representative:
Veronica Minukas
17 Fernmeadow Lane
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd, Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email: clutes@upchurchlaw.com
October 16, 23, 2025 25-005021

FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 11/10/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: SUPERB AUTO SALES, LLC 1HGCG2F85RA002348 2024 HOND 13433.26 TEL:813-697-1791 MV#: MY100314 LOCATION: 4655 SPRUCE CREEK RD #D PORT ORANGE, FL 32127/
October 16, 2025 25-005101

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12963 PRDL
Division 10
IN RE: ESTATE OF MARY ELIZABETH EBBITT Deceased.

The administration of the estate of Mary Elizabeth Ebbitt, deceased, whose date of death was April 18, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 16, 2025.

Personal Representative:
Lawrence Ebbitt
871 Marvin Road
Ormond Beach, Florida 32176
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd, Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email: clutes@upchurchlaw.com
October 16, 23, 2025 25-005011

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13016 PRDL
Division 10
IN RE: ESTATE OF MAUREEN CHARLOTTE ROBINSON a/k/a CHARLOTTE MAUREEN ROBINSON
a/k/a CHARLOTTE ROBINSON a/k/a MAUREEN ROBINSON Deceased.

The administration of the estate of Maureen Charlotte Robinson, deceased, whose date of death was August 7, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 16, 2025.

Personal Representative:
Vanessa Abtahi
67 Lakebluff Drive
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd, Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email: clutes@upchurchlaw.com
October 16, 23, 2025 25-005031

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legal@observerlocalnews.com

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2024-10589-CIDL
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUSSELL CHARLES ASH, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Motion to Cancel and Reschedule Foreclosure Sale entered on October 13, 2025, and the Final Summary Judgment entered on September 3, 2025, in Case No2024-10589-CIDL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and RUSSELL CHARLES ASH, ROBYN F. ASH, and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Office of Laura E. Roth, Volusia County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.volusia.realforeclose.com on the 2nd day of December 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF LOT 5, BLOCK "E", URBANIZATION ESTATES, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Also known as 19 NARANJA RD, DEBARY, FL 32713

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Section 45.031, Florida Statutes.

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.

Dated this 14th day of October 2025.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 16, 23, 2025 25-005111

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 14148 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. GENE F. BOIKO A/K/A GENE BOIKO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2025, and entered in 2024 14148 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and GENE F. BOIKO A/K/A GENE BOIKO; UNKNOWN SPOUSE OF GENE F. BOIKO A/K/A GENE BOIKO N/K/A JILL BRADLEY; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on November 05, 2025, the following described property as set forth in said Final Judgment, to wit:

THE NORTHERLY 81 FEET OF THE SOUTHERLY 281 FEET OF THE EASTERLY 277.8 FEET OF LOT 108, TOWN OF BLAKE, AC-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12938 PRDL
Division 10
IN RE: ESTATE OF WILLIAM T. BARNES, aka WILLIAM THOMAS BARNES Deceased.

The administration of the estate of William T. Barnes, also known as William Thomas Barnes, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida

FIRST 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.: 2024 12225 CIDL
SUMMIT MORTGAGE CORPORATION Plaintiff(s), vs. KRYSTAL SONIA PHILIBERT; ISPC, INC; THE UNKNOWN TENANT IN POSSESSION Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on September 29, 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 6th day of November, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOTS 33, 34, 35 AND 36, BLOCK E, EUCLID HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 10, PAGE 10, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property address: 312 Wade Avenue, Deland, FL 32724

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

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

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
PADGETT FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
TDP File No. 24-003529-1
October 16, 23, 2025 25-005061

FIRST INSERTION

CORDING TO THE PLAT THERE-OF, RECORDED IN DEED BOOK E, PAGE(S) 150 AND MAP BOOK 1, PAGE 38 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
Property Address: 2030 MAGNOLIA AVE, SOUTH DAYTONA, FL 32119

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 D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 13 day of October, 2025.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
24-197332 - ErS
October 16, 23, 2025 25-005081

FIRST INSERTION

Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is October 16, 2025.

Personal Representative:
William A. Barnes
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley, Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail: linda@legacylaw313.com
October 16, 23, 2025 25-004981

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 13135 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MARY-HELEN LUKE AND KEVEN LUKE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 05, 2025, and entered in 2024 13135 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MARY-HELEN LUKE A/K/A MARY HELEN LUKE; KEVEN LUKE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on November 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 37, POINTER SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 200, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 431 PERDITA AVE, EDGEWATER, FL 32132

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 D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 13 day of October, 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: dsalem@raslg.com
24-240649 - EuE
October 16, 23, 2025 25-005071

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12641 PRDL
Division 10
IN RE: ESTATE OF CARRIE LYNN PENNINGTON, aka CARRIE L. PENNINGTON Deceased.

The administration of the estate of CARRIE LYNN PENNINGTON, also known as CARRIE L. PENNINGTON, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL 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 16, 2025.

Signed on this 12th day of AUGUST, 2025.

/s/ Freda G. Pennington
FREDA G. PENNINGTON
Personal Representative
725 Freda Lane
Port Orange, FL 32137
/s/ Robert Kit Korey
Robert Kit Korey
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W Granada Blvd, Suite A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email: dwargo@koreylawpa.com
October 16, 23, 2025 25-005091

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SUBSEQUENT INSERTIONS

SECOND 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 pendens must file a claim before the clerk reports the surplus as unclaimed.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 101 N. ALABAMA AVE., STE. D-305, DELAND, FL 32724; (386) 257-6096. HEARING OR VOICE IMPAIRED, CALL 711.

DATED: 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 25-004841

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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 12638 CICI MORTGAGE ASSETS MANAGEMENT, LLC, 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 APARTMENTS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1718, PAGE 109, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AND ANY AND ALL AMENDMENTS AND EXHIBITS THERETO. 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 herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Volusia County, Florida, this 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, 202525-004921	
SECOND 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 Official 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 I 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, 202525-004791	
SECOND 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, Plaintiff, vs. DANNY SKAGGS; JACKLYN SKAGGS; QUAIL HOLLOW ON THE RIVER HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to 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, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and DANNY SKAGGS; JACKLYN SKAGGS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; QUAIL HOLLOW ON THE RIVER HOMEOWNERS' ASSOCIATION, INC.; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on 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 INTEREST IN AND TO RED WING	

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THIRD INSERTION	
<i>This Instrument Prepared By/Returned to:</i> <i>Michael J Posner, Esq., HUD Foreclosure Commissioner</i> <i>Lippes Mathias LLP</i> <i>4420 Beacon Circle</i> <i>West Palm Beach, Florida 33407</i> <i>HECM# 094-5744039</i> <i>PCN:850611036050</i>	
NOTICE OF DEFAULT AND FORECLOSURE SALE	
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"); and 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 WHEREAS , a default has been made in the covenants and conditions of the Mortgage in 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 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 recorded in Official Records Book 4433, Page 4305, 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 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, Florida 32169 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.	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE 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, 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.COM, at 11:00 A.M., on October 31, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 47, BIG TREE VILLAGE - PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 35, PAGE 156 AND 157, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). Dated this 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, 202525-004811	
SECOND 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 SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 19, OLIVER SUBDIVISION, ACCORDING TO MAP RECORDED IN MAP BOOK 8, PAGE 245, PUBLIC RECORDS OF VOLUSIA	

THIRD INSERTION

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 offered by that bidder.

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 reinstatement.

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 provided below.

Date: September __, 2025

HUD Foreclosure Commissioner
By: _____
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)
) ss:
COUNTY OF PALM BEACH)
Sworn to, subscribed and acknowledged before me this ____ day of **September 2025**, by mean of ☒ physical presence or ☐ online notarization, Michael J Posner, HUD Foreclosure Commissioner who ☒ is personally known to me or ☐ produced _____ as identification.

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 Notice.

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 electronically 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 may have the right to stop or limit how we contact you. Contact us about your payment options.
Póngase en contacto con nosotros para solicitar 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.
☐ 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.
☐ *Quiero este formulario en español.*
October 2, 9, 16, 202525-004601

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 Condomini-

um, 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 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
Nelson Crespo
Florida Bar No.: 0121499
Arthur Barksdale
Florida Bar No.: 0040628
Toby Snively
Florida Bar No.: 0125998
DI MASI I 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, 202525-004801

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SECOND 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,
MARY C. FLEMMING SUBDIVI-
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 ac-
cess 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 Ad-
ministration, 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
23-07258FL
October 9, 16, 2025

25-004851

SECOND 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 ANGELINA 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 de-
scribed 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 Shawbury Way,
Deltona, Florida 32725

has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, if any, to it on McCabe, Weisberg &
Conway, LLC, Plaintiff's attorney, whose
address is 3222 Commerce Place, Suite
A, West Palm Beach, FL 33407, within 30
days after the date of the first publication
of this notice, on or before 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 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 sched-
uled court appearance, or immediately
upon receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Dated on SEP 30 2025.

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

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

25-004881

SECOND 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 pend-
ing 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-
low.

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

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

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

NOTWITHSTANDING THE TIME 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@heidwebb.com
Secondary Email: filng@heidwebb.com
October 9, 16, 2025

25-004911

SECOND 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 Kim-
berly Anne Tennant, deceased, whose
date of death was August 8, 2025, is
pending in the Circuit Court for Volu-
sia 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 attor-
ney 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.

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-
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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 no-
tice 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
October 9, 16, 2025

25-004821

SECOND 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,
to-wit:

Unit 314, THE ORMOND HERI-
TAGE, a condominium, according
to the Declaration of Condominium
thereof, as recorded in Official Re-
cords Book 4045, page 4588, of the
Public Records of Volusia County,
Florida, together with an undivided
percentage interest in the common
elements set forth in the exhibits to
the Declaration of Condominium, ex-
emplified, referred to and set forth in
said Declaration of Condominium and
exhibits thereto.

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 ac-
cess 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 Ad-
ministration, 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

25-004861

SECOND 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 Divi-
sion, the address of which is 101 North Ala-
bama Avenue, DeLand, Florida 32724. The
names and addresses of the personal repre-
sentative and the personal representative's
attorney are set forth below.

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

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

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

A personal representative or curator has
no duty to discover whether any property
held at the time of the decedent's death by
the decedent or the decedent's surviving
spouse is property to which the Florida
Uniform Disposition of Community Prop-
erty 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
732.2211.

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.

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:
alynson.hoffman@lowndes-law.com
Email: julia.frey@lowndes-law.com
Secondary Email:
probate@lowndes-law.com
October 9, 16, 2025

25-004771

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PUBLIC NOTICES

THURSDAY, OCTOBER 16, 2025

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION PUBLIC NOTICE Aerial Spraying In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below. Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency. For additional information visit the District website at flaglermosquito.gov. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov. Oct. 16 25-00118F	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000510 Division 48 IN RE: ESTATE OF LINDA REGAN HONEYCUTT, Deceased. The administration of the estate of Linda Regan Honeycutt, deceased, whose date of death was February 6, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221I, 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 16, 2025. Personal Representative: /s/ Robert Honeycutt Robert R. Honeycutt 101 West Mountain Creek Church Road, Greenville, SC 29609 Attorney for Personal Representative: /s/ Jennifer A. McGee Jennifer A. McGee Florida Bar No. 1023165 McGee Law, PLLC 6 Meridian Home Ln., Suite 201 Palm Coast, Florida 32137 Telephone: 386-320-7300 E-mail: jennifer@mcgeelawfl.com, service@mcgeelawfl.com October 16, 23, 2025 25-00253G	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA FILE NUMBER 2025 CP 000544 DIVISION 48 IN RE: ESTATE OF GLENN S. BURRES a/k/a GLENN SHERMAN BURRES Deceased The administration of the estate of GLENN S. BURRES, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division; the address of which is 1769 East Moody Boulevard, Building 1, Bunnell, Florida 32110. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 16, 2025. Personal Representative: /s/ Dawn Vervalin Dawn Vervalin 92 Kashmir Trail Palm Coast, Florida 32164 Attorney for Personal Representative: /s/ Melvin D. Stack Melvin D. Stack Florida Bar No. 0297798 444 Seabreeze Boulevard, Suite 1003 Daytona Beach, Florida 32118 Telephone: (386) 255-1925 Facsimile: (386) 255-9118 E-Mail: mel@mestack.com connie@mestack.com (secondary) October 16, 23, 2025 25-00255G	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 2025 CP 000584 DIVISION: 48 IN RE: ESTATE OF JERRILYNN L. ROBERTSHAW, Deceased. The administration of the estate of Jerri-lynn L. Robertshaw, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221I, 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 16, 2025. Personal Representative: /s/ Steven Robertshaw Steven Gary Robertshaw 141 London Drive Palm Coast, FL 32137 Attorney for Personal Representative: /s/ Jennifer A. McGee Jennifer A. McGee Florida Bar No. 1023165 McGee Law, PLLC 6 Meridian Home Ln., Suite 201 Palm Coast, Florida 32137 Telephone: 386-320-7300 E-mail: jennifer@mcgeelawfl.com, service@mcgeelawfl.com October 16, 23, 2025 25-00254G	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 000488 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. MILAGROS C. AROMIN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 02, 2025, and entered in 2023 CA 000488 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and MILAGROS C. AROMIN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 November 07, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 12, BLOCK 66, OF PALM COAST, MAP OF BELLE TERRE SECTION 35, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 68 BURBANK DRIVE, PALM COAST, FL 32137 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 9 day of October, 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: fllmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-072779 - SaR October 16, 23, 2025 25-00258G	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000163 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR NFMP TRUST, SERIES 2023-C, Plaintiff, vs. IRIS DALY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 02, 2025, and
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FIRST INSERTION

LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors (the "Board") of the Lighthouse Community Development District the ("District") and the Auditor Selection Committee ("Audit Committee") will hold a Regular Meeting and an Audit Committee Meeting on November 5, 2025, at 11:30 a.m. at Chimento Law, 145 City Place, Suite 301, Palm Coast, Florida 32174. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 to be based.

District Manager
October 16, 2025

25-00257G

FIRST INSERTION

NOTICE OF PUBLIC SALE
Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 11/10/2025 at 3:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held on-line at www.storage-treasures.com

3 Corinne Fuller
105 Anthony Buchanan
139 Kim HUNTER
166 Toby Cole
238 Fletcher Carroll

Oct. 16/23

25-00376F

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 CA 000184
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
ROBERTO ROTGER, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRINGBOARD CDFI; UNKNOWN SPOUSE OF ROBERTO ROTGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 07 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL 32164
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

25-00257G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 CA 000184
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
ROBERTO ROTGER, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRINGBOARD CDFI; UNKNOWN SPOUSE OF ROBERTO ROTGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 07 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL 32164
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

25-00257G

FIRST INSERTION

THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.
To request such an accommodation, please contact Court Administration in advance of the date the service is needed:
Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.
Dated this 08 day of October 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01123
October 16, 23, 2025

25-00252G

FIRST INSERTION

THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.
To request such an accommodation, please contact Court Administration in advance of the date the service is needed:
Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.
Dated this 08 day of October 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01123
October 16, 23, 2025

25-00252G

SUBSEQUENT INSERTIONS

SECOND 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, 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 Deputy Clerk
October 9, 16, 23, 30, 2025 25-00241G

25-00257G

SUBSEQUENT INSERTIONS

SECOND 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., Defendants.
To: STACY ANN PRINCE A/K/A STACY BALLILES
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 RECORDED IN MAP BOOK 7, PAGES 25 THROUGH 30, OF THE PUBLIC 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 above-styled 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

SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that 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 / 43
Year of Issuance: 2022
Description of Property:
That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0A°-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 S0A°-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 Bexley
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

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