### TERRY'S PLUMBING For All Your Plumbing Needs Serving Flagler County for 386-439-3191 over 43 years 386-445-3305 Two Generations Family *Fast, Reliable Service* Owned & Operated Licensed • Insured DISCOVER VISA Master Plumber CFC1426001

**Power Washing** 

# Rick's **Power Washing**

Houses · Driveways · Pool Enclosures **Siding** · Concrete Licensed/Insured & Reliable

> Call Rick 386-585-5160

# **CLASSIFIEDS AD RATES**

First 15 words ......\$17.50 per week Each Add'l word ......50¢

# 15% DISCOUNT FOR 4-WEEK RUN

Color background: \$5 per week Photo: \$25 per week **PLACE YOUR AD:** 

Call: 386-447-9723 Email: info@observerlocalnews.com

**FIND BUYERS & SELLERS HERE!** 

Online: classifieds.palmcoastobserver.com

Roofing

# **Roof Leaking?**

"Specialist In Hard to Find Leaks"

Shingle | Tile | Metal | Flat | Re-Roof Structural Repair | Skylights

386.677.9265

State Licensed | Insured CCC1328252 | CBC1254280

**CBC ROOFING COMPANY** 

**5C** 



**Building Customers For Life!** 

386-328-5359

# **Residential Roofing Specialist**

- New Roofs
- · Replacements Repairs
  - FREE Estimates
- FREE Roof Inspections & Minor Repairs

Insurance Inspections Available Reliable Prompt Service

LIC#CCC1331086

Find your notices online at: ObserverLocalNews.com, FloridaPublicNotices.com and BusinessObserverFL.com

# **PUBLIC NOTICES**

THURSDAY, OCTOBER 16, 2025

# Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com 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. STAINTON-JAFFE Deceased.

The administration of the estate of Linda L. Stainton-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 be-

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

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

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 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 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

TRANSFER TRUST, SERIES 2019-2,

Plaintiff, vs.
MELANIE CAIN, BY AND THROUGH

HER COURT APPOINTED PLENARY

whose residence is unknown and all parties

having or claiming to have any right, title

or interest in the property described in the mortgage being foreclosed herein.

action to foreclose a mortgage on the fol-

LOT 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

has been filed against you and you are required to serve a copy of your written de-

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

whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or

before 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 im-

mediately thereafter; otherwise a default

will be entered against you for the relief de-

manded in the complaint or petition filed

THIS NOTICE SHALL BE PUB-

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

WITNESS my hand and the seal of this

CLERK OF THE CIRCUIT COURT

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

DEPUTY CLERK

Court at Volusia County, Florida, this 7th

day of Oct, 2025.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100

PRIMARY EMAIL: flmail@raslg.com

Boca Raton, FL 33487

October 16, 23, 2025

24-249370

VOLUSIA COUNTY, FLORIDA.

YOU ARE HEREBY NOTIFIED that an

MAC SEASONED CREDIT RISK

GUARDIAN OF THE PERSON

AND PROPERTY, MERLE M.

**Defendant(s),** TO: PETER B. KAPPELMANN,

KAPPELMANN, et. al.

specified under s. 732.2211, Florida Stat-ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is October 16, 2025. Attorney for Personal Representative:

Stephen

Florida Bar Number: 637475 Attorney for Personal Representative Lacey Rezanka 6013 Farcenda Place, Suite 101 Melbourne, Florida 32940 Telephone: (321) 608-0890 Primary E-Mail: slacey@llr.law Secondary E-Mail: kbrown@llr.law Personal Representative

Barry M. Jaffe Barry M. Jaffe (Jul 24, 2025 09:57:19 EDT)

Barry M. Jaffe Personal Representative Marilyn H. Wahrer

Personal Representative Attorney for Personal Representative: Personal Representative Stephen J. Lacey, Esq. Florida Bar Number: 637475 Attorney for Personal Representative Lacey Rezanka

6013 Farcenda Place, Suite 101 Melbourne, Florida 32940 Telephone: (321) 608-0890 Primary E-Mail: slacey@llr.law Secondary E-Mail: kbrown@llr.law Barry M. Jaffe

Personal Representative Marilyn H. Wahrer

Personal Representative

### 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 DE-LAND, IN THE COUNTY OF VOLU-SIA AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 06/30/1999 AND RECORD-ED 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, SEC-TION ONE, UNIVERSITY TER-RACE, PLAT BOOK 10, PLAT PAGE

PROPERTY ADDRESS: 615 N TUX-EDO 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 RE-PORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-MAINING 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

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 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. **ADMIN 2.516** 

eservice(a)d 25-00336

October 16, 23, 2025

25-00494I

# 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.,

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 25-00505I

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

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

The personal representative has no

#### 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 RE-CORDS 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

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

Court at Volusia County, Florida, this 7th day of Oct, 2025. LAURA E ROTH

CLERK OF THE CIRCUIT COURT (SEAL) BY:  $/\mathrm{s}/$  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

October 16, 23, 2025

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 no-

tice is October 16, 2025. Personal Representative:

Lisa Lynne Smith 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@legacvlaw313.com October 16, 23, 2025

> FIRST INSERTION NOTICE OF ACTION -

25-00499I

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:

owing 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 FLEETWOOD ENTERTAINER
32X60 DOUBLEWIDE MOBILE 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

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 25-00496I

# FIRST INSERTION

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

FLORIDA CASE NO.: 2024 14006 CICI COQUINA COVE OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, 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

and Costs, to-wit: Property Address: 1912 Cove Point Road, Port Orange, Florida 32128

of Foreclosure and Award of Attorneys Fees

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 25-00104V

through 127, inclusive, of the Public 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/ Shelby Pfannerstill John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Arthur Barksdale

Rebecca Blechman Florida Bar No.: 0121474 Nelson Crespo Florida Bar No.: 0121499 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Shelby Pfannerstill

Florida Bar No.: 0040628

Florida Bar No.: 1058704 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384

Service E-Mail: JDLaw@Orlando-Law.com Attorney for Plaintiff, Association October 16, 23, 2025

The Observer delivered to your driveway

Call 386.447.9723

60

#### 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 be-

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 E-Mail: LMURALT@BJA-Law.com October 16, 23, 2025 25-00500I

#### 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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida 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 25-00502I

# FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 11/10/2025 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STAT-UTE 713.585. NAME: SUPERB AUTO SALES, LLC 1HGCY2F85RA002348 2024 HOND 13433.26 TEL:813-697-1791 MV#: MV100314 LOCATION: 4655 SPRUCE CREEK RD #D PORT ORANGE, FL 32127/ October 16, 2025

25-00510I

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida 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 25-00501I October 16, 23, 2025

## 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 representa-

tive's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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 no-

#### tice 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

25-00503I

**Email your Legal Notice** 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 Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and RUSSELL CHARLES ASH, ROBYN ASH, and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Defendants, the Office of Laura E. Roth. Volusia County Clerk of the Court, will sell to the highest and best bidder for

said Final Judgment, to wit: THE NORTH 1/2 OF LOT 5, BLOCK "E", PLANTATION ESTATES, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 11, PAGE 183, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

cash beginning at 11:00 A.M. on-line at www.volusia.realforeclose.com on the 2nd

with Section 45.031, Florida Statutes, the

following described property as set forth in

of December 2025, in accordance

Also known as 19 NARANJA RD, DE-BARY, FL 32713

together with all existing or subsequently erected or affixed buildings, improvements

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 Stat-

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

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 33467Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff October 16, 23, 2025 25-00511I 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 ACCOM-MODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSIS-TANCE. TO REQUEST SUCH AN AC-COMMODATION. PLEASE CONTACT COURT ADMINISTRATION IN AD-VANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRA-TION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257 6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711. Respectfully submitted,

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

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

TDP File No. 24-003529-1 October 16, 23, 2025

25-00506I

# 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 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, 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-

CORDING TO THE PLAT THERE-OF, RECORDED IN DEED BOOK E, PAGE(S) 150 AND MAP BOOK 1, PAGE 38 OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA Property Address: 2030 MAGNO-LIA 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 25-00508I

# 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 3MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 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 25-00498I 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 RE-CORDS 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,

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 25-00507I October 16, 23, 2025

please call 711.

# 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 CAR-RIE 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 P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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 16, 2025. Signed on this 12th day of AUGUST,

/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 Korev 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

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



For rates and information, call 386-447-9723

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

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

# **RED PAGES AD RATES**

First 15 words: \$17.50 per week Each add'l word: 50¢

> 15% DISCOUNT **FOR 4-WEEK RUN**

Color background: \$5 per week Ad border: as low as \$3 per week

PLACE YOUR AD: Call: 386-447-9723 Online: PalmCoastObserver.com /RedPages

> **FIND BUYERS & SELLERS HERE!**



**7**C

#### 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 fol-

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

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

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 25-00492I

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT

IN AND FOR VOLUSIA COUNTY,

FLORIDA

CASE NO.: 2025 12001 CICI

MANAGEMENT ASSOCIATION, INC.,

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

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

Foreclosure and Award of Attorneys Fees

2615 S. Atlantic Avenue, Unit 3A.

Daytona Beach Shores, Florida 32118

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 Re-

cords Book 3605, Page 0830, per Of-

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

DANNY SKAGGS; JACKLYN SKAGGS;

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,

HOME LOANS, A MISSOURI LIMITED

LIABILITY COMPANY is Plaintiff

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

LOT 10, BLOCK A, TOGETHER

WITH AN UNDIVIDED 1/22 IN-

TEREST IN AND TO RED WING

UNITED

JACKLYN

LLC D/B/A VETERANS

and DANNY SKAGGS;

said Final Judgment, to wit:

MORTGAGE RESEARCH CENTER,

LLC D/B/A VETERANS UNITED

LIMITED LIABILITY COMPANY,

QUAIL HOLLOW ON THE RIVER

HOMEOWNERS' ASSOCIATION.

INC.; UNKNOWN PERSON(S) IN

POSSESSION OF THE SUBJECT

HOME LOANS, A MISSOURI

Plaintiff, vs.

PROPERTY.

Defendant(s)

ASSOCIATION,

a Florida not-for-profit corporation,

UNKNOWN SPOUSE OF DONNA

SANDPOINT CONDOMINIUM

DONNA DILLON, individually;

DILLON; and ALL UNKNOWN

TENANTS/OWNERS.,

Plaintiff, vs.

Defendants.

MANAGEMENT

and Costs, to-wit:

Property Address:

Property Description:

October 9, 16, 2025

AMENDED NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

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

Plaintiff, vs. INGRID JAZMIN VIQUILLON AND CADMIEL VIQUILLON, et. al.

Defendant(s),
TO: CADMIEL VIQUILLON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

lowing property: LOT 25, BLOCK 463, DELTONA LAKES UNIT THIRTEEN, AC-CORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 218 THROUGH 222, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before OCT 30 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed

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

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

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

25-004891

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

ficial Records Book 6373, Page 4560,

per Official Records Book 6611, Page 4736, as amended from time to time,

of the Official Records of Volusia

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.

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 receiv-

ing this notification if the time before the

scheduled appearance is less than 7 days; if

you are hearing impaired call 711.

/s/ Helena G. Malchow

Florida Bar No.: 0915602

Florida Bar No.: 0098460 Brian S. Hess

Florida Bar No.: 0725072

Helena G. Malchow Florida Bar No.: 0968323

Florida Bar No.: 0018858 Rebecca Blechman

Florida Bar No.: 0121474

Florida Bar No.: 1058704

Florida Bar No.: 0121499 Arthur Barksdale

Florida Bar No.: 0040628

Florida Bar No.: 0125998

DI MASI | BURTON, P.A.

Orlando, Florida 32801

October 9, 16, 2025

SECOND INSERTION

801 N. Orange Avenue, Suite 500

Ph. (407) 839-3383 Fx. (407) 839-3384

VILLAGE, QUAIL HOLLOW ON

THE RIVER, ACCORDING TO THE

MAP OR PLAT THEREOF, AS RE-

CORDED IN MAP BOOK 32, PAGE

88 THROUGH 91, INCLUSIVE, OF

THE PUBLIC RECORDS OF VOLU-

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis

pendens must file a claim before the Clerk

This notice is provided pursuant to Ad-

In accordance with the Americans with

Disabilities Act, if you are a person with a

disability who needs any accommodation in

order to participate in this proceeding, you

are entitled, at no cost to you, to provisions

of certain assistance. Please contact the

Court Administrator at Suite 300, Court-

house Annex, 125 E. Orange Ave., Day-

tona Beach, FL 32114; call (386)257-6096

within two (2) working days of your receipt

of this notice or pleading; if you are hear

ing impaired, call 1-800-955-8771 (TDD):

THIS IS NOT A COURT INFORMATION

LINE; if you are voice impaired, call 1-800-

995-8770 (V) (Via Florida Relay Services).

Dated this 3rd day of October 2025

1619 NW 136th Avenue, Suite D-220

/s/ Marc Granger

Marc Granger, Esq.

Kahane & Associates, P.A.

Telephone: (954) 382-3486

Designated service email:

File No.: 23-00961 NML

V6.20190626

October 9, 16, 2025

Telefacsimile: (954) 382-5380

notice@kahaneandassociates.com

25-00483I

Sunrise, Florida 33323

Bar. No.: 146870

SIA COUNTY, FLORIDA.

reports the surplus as unclaimed.

ministrative Order No. 2,065.

Eryn M. McConnell

Shelby Pfannerstill

Toby Snively

John L. Di Masi

Patrick J. Burton

County, Florida.

24-212633 October 9, 16, 2025

SECOND INSERTION

SECOND INSERTION

Michael J Posner, Esq., HUD Foreclosure Commissioner Lippes Mathias LLP 4420 Beacon Circle  $West\ Palm\ Beach, Florida\ 33407$ SEVENTH JUDICIAL CIRCUIT IN AND HECM# 0.94-574403.9 FOR VOLUSIA COUNTY, FLORIDA PCN:850611036050

NOTICE OF DEFAULT AND FORECLOSURE SALE  $\mbox{WHEREAS},$  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");

This Instrument Prepared By/Returned to:

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 Asignment 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 Associa-

tion, 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

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded, in Official Records Book 6393, Page 3958 of the Public Records of Volusia County, Florida but

such interest is subordinate to the lien of the Mortgage of the Secretary.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage
Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on June 22, 2000 in Official Records Book 4563, Page 4679 of the Public Records of Volusia County, Florida, notice is hereby given that on **November 18, 2025 at 9:00 a.m.** local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:
Unit 605, OCEAN WALK CONDOMINIUM AT NEW SMYRNA BEACH-

BUILDING NO. 3, a Condominium according to Declaration of Condominium thereof, as recorded in Official Records Book  $5\overline{1}67$ , 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 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;

Service E-Mail: jdlaw@orlando-law.com Attorney for Plaintiff, Association UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

> 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 CREDITORS, HEIRS. 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

NOTICE IS HEREBY GIVEN pursuant

a Final Judgment of Foreclosure

SECOND INSERTION

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.

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, LLĆ,

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

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

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

described property:

LOT 19, OLIVER SUBDIVISION, ACCORDING TO MAP RECORD-ED IN MAP BOOK 8, PAGE 245, PUBLIC RECORDS OF VOLUSIA

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 I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-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.

/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01441 PHL V6.20190626 October 9, 16, 2025

COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before NOV 3 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this 3rd day of Oct, 2025.

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

LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: Accounts Payable@mccalla.com25-11917FL October 9, 16, 2025

MCCALLA RAYMER

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 re-

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

COUNTY OF PALM BEACH

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

) ss:

)

My Commission Expires:

Notary Public, State of Florida

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

#### FAIR DEBT PRACTICES ACT NOTICE

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

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

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.efpb.gov/debt-collection to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you. Contact us about your payment options.

Póngase en contacto con nosotros para solicitor una copia de este formulario en español. How do you want to respond?

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

Beacon Circle, West Palm Beach, Florida 33407  $\hfill \square$  I want to dispute the debt because I think:

☐ This is not my debt.

☐ The amount is wrong.

 $\hfill\Box$  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.

 $\ \ \Box \ \textit{Quiero este formulario en espa\~nol}.$ October 2, 9, 16, 2025

25-00460I

# SECOND INSERTION

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

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

SHIRLEY M. DILLON, individually; UNKNOWN SPOUSE OF DONNA DILLON; UNKNOWN SPOUSE OF SHIRLEY M. DILLON; GEORGE HERNANDEZ; PECK & ASSOCIATES CONSTRUCTION, INC; ADS CONSTRUCTION SERVICES: A.F. HAGER DBA FH&A CONSTRUCTION INC; JOHN FARRELL; and ALL UNKNOWN TENANTS/OWNERS. Defendants.

NOTICE is hereby given pursuant to

a Final Judgment of Foreclosure and

Award of Attorneys Fees and Costs, dated September 25, 2025, and entered in Case Number: 2025 12410 CICI, of the Circuit Court in and for Volusia County, Florida, wherein SANDPOINT CONDOMINIUM MANAGEMENT ASSOCIATION. INC. is the Plaintiff, DONNA DILLON, individually; SHIRLEY M. DILLON, UNKNOWN individually; 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, 2025

25-00480I





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 access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. /s/Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07258FL

October 9, 16, 2025

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 described property in Volusia County, Florida: LOT 139, SAXON RIDGE PHASE

TWO-A, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN MAP BOOK 49, PAGES 21 THROUGH 23 INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

Street Address: 694 Shawsbury Way, Deltona, Florida 32725

has been filed against you and you are 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 OCT 30 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

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 25-00488I 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 pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, , FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

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

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

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

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

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

The date of first publication of this notice is: October 9, 2025

HEIDI S. WEBB Personal Representative 210 S. Beach St., STE 202 Daytona Beach, FL 32114

Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com  $\stackrel{\smile}{\operatorname{Secondary}} \stackrel{\smile}{\operatorname{Email:}} \operatorname{filing@heidiwebb.com}$ October 9, 16, 2025

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 9, 2025.

Personal Representative: **Troy Tennant** 

1018 Calle Grande Street Ormond Beach, Florida 32174 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd, Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Fax: (386) 492-3876 E-mail Address: service@upchurchlaw.com Secondary E-mail:

jackie@upchurchlaw.com

October 9, 16, 2025

25-00482I

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 TRIJIST BANK is Plaintiff and Betty Veatch a/k/a Betty J. Veatch, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www. volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of October, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

Unit 314, THE ORMOND HERI-TAGE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4045, page 4588, of the Public Records of Volusia County, Florida, together with an undivided percentage interest in the common elements set forth in the exhibits to the Declaration of Condominium, exemplified, 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 access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. /s/Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09884FL October 9, 16, 2025

25-00486I



legal@observerlocalnews.com

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 Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724, The

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.

names and addresses of the personal repre-

sentative and the personal representative's

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

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

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

NOTWITHSTANDING THE TIME 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:

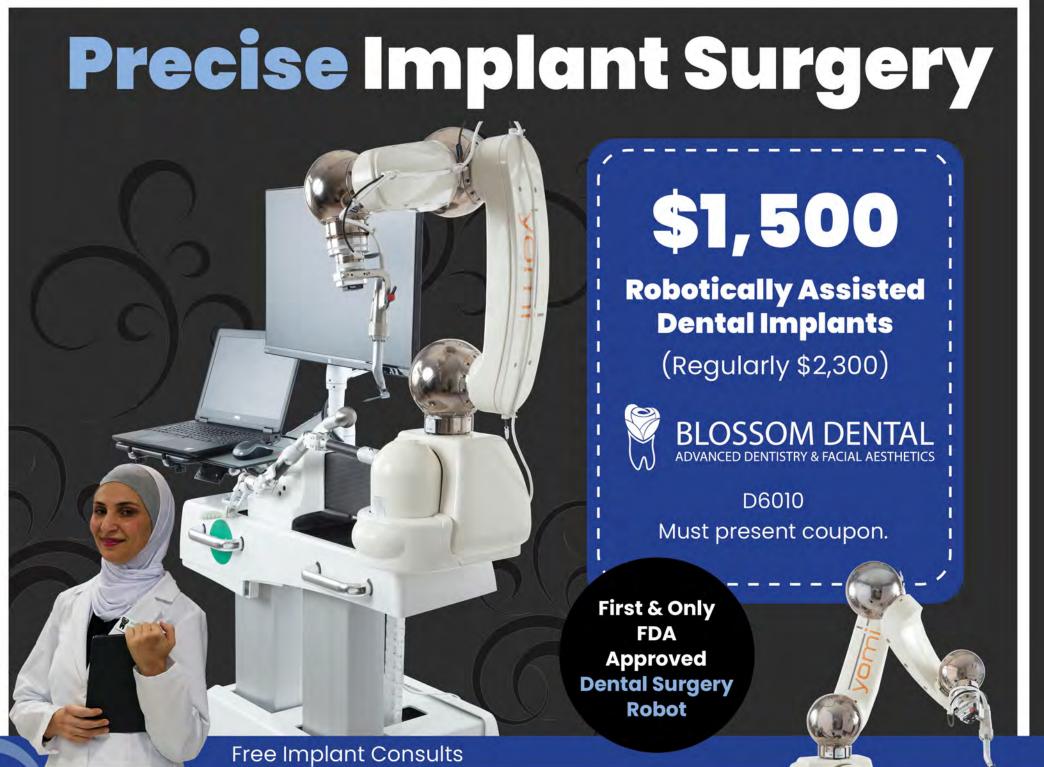
alyson.hoffman@lowndes-law.com Email: julia.frey@lowndes-law.com Secondary Email probate@lowndes-law.com October 9, 16, 2025

25-00477I

TREASURES

25-00485I

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





# BLOSSOM DENTAL

Dr. Huda Aljonaidy, D.D.S. AEGD

386-947-7603

900 W Granada Blvd., Unit 5 Blossom-Dental.com

## **Plumbing**



# TERRY'S PLUMBING

For All Your Plumbing Needs 386-439-3191 386-445-3305

Fast, Reliable Service

Licensed • Insured Master Plumber CFC1426001 Serving Flagler County for over 43 years

**Two Generations Family** Owned & Operated

**Power Washing** 

# Rick's **Power Washing**

Houses · Driveways · Pool Enclosures **Siding** · Concrete Licensed/Insured & Reliable

> Call Rick 386-585-5160

> > Roofing

# **Roof Leaking?**

"Specialist In Hard to Find Leaks"

Shingle | Tile | Metal | Flat | Re-Roof Structural Repair | Skylights

386.677.9265

State Licensed | Insured CCC1328252 | CBC1254280

**CBC ROOFING COMPANY** 

## Roofing



**Building Customers For Life!** 

386-328-5359

# **Residential Roofing Specialist**

- New Roofs
- Replacements
- FREE Estimates Repairs
- FREE Roof Inspections & Minor Repairs Insurance Inspections Available

Reliable Prompt Service

LIC#CCC1331086

# **CLASSIFIEDS AD RATES**

First 15 words ......\$17.50 per week Each Add'l word .....

### 15% DISCOUNT FOR 4-WEEK RUN

Color background: \$5 per week Photo: \$25 per week

**PLACE YOUR AD:** 

Call: 386-447-9723

**Email:** info@observerlocalnews.com Online: classifieds.palmcoastobserver.com

**FIND BUYERS & SELLERS HERE!** 

Find your notices online at: ObserverLocalNews.com, FloridaPublicNotices.com and BusinessObserverFL.com

# **PUBLIC NOTICES**

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

THURSDAY, OCTOBER 16, 2025

# 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

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 <u>flaglermosquito.gov</u>. 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.

25-00118F

FIRST INSERTION

THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEARS 2025 AND 2026 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors (the "Board") of the Lighthouse Community Development District (the "**District**") will hold two (2) public hearings on November 5, 2025 at 11:30 a.m. at Chiumento Law, 145 City Place, Suite 301, Palm Coast, Florida 32174 for the purpose of hearing comments and objections on the adoption of the proposed budgets for Fiscal Years 2024/2025 and 2025/2026 ("2025 Proposed Budget" and "2026 Proposed Budget", respectively). A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates. LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

person requiring accommodations at the hearings/ meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting/hearings. 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

A person who decides to appeal any decision made at the hearings/meeting with respect to any matter considered at the hearings/ 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

District Manager October 16, 23, 2025

25-00256G

The Hive Hq. LLC

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

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

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 E-mail: jennifer@mcgeelawfl.com, service@mcgeelawfl.com October 16, 23, 2025 25-00253G

#### FIRST INSERTION NOTICE OF PUBLIC SALE: NOTICE IS

HEREBY GIVEN THAT ON 11/10/2025 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: CARDENAS USED AUTO LLC WBA3D3C53FK157526 2015 BMW 5219.84 TEL: 813-697-1791 MV#: MV109376 LOCATION: 3480 STEEL RAIL DR BUNNELL FL 32110/ October 16, 2025 25-00260G

# 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 Queen Bee Brands located at 24 Birchwood Dr. in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of October, 2025

25-00384F

#### 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 THE 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-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@melstack.com connie@melstack.com (secondary) October 16, 23, 2025 25-00255G

#### 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 Doelix Supply located at 17 Rosepetal Lane, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of October, 2025 EcoTrade Wholesale LLC Oct. 16 25-00386F

FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Foster Notary located at 3 Kale Court, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of October, 2025 Melissa S. Foster 25-00388F

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT

CASE NO.: 2025 CP 000584 DIVISION: 48 IN RE: ESTATE OF JERRILYNN L. ROBERTSHAW,

The administration of the estate of Jerrilynn 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 represen-

tative's attorney are set forth below. All creditors of the decedent and other

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

The personal representative has no duty

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: 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

IN AND FOR FLAGLER COUNTY, FLORIDA

Deceased.

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

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-

/s/ Steven Robertshaw Steven Gary Robertshaw

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, 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 AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are 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

Judgment, to wit: LOT 12, BLOCK 66, OF PALM COAST, MAP OF BELLE TERRE SECTION 35, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 68 BURBANK

described property as set forth in said Final

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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: 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 entered in 2025 CA 000163 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein BANK TRUST COMPANY, NATIONAL ASSOCIATION. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR NFMP TRUST, SERIES 2023-C is the Plaintiff and IRIS DALY; UNKNOWN SPOUSE OF IRIS DALY 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

LOT 79, BLOCK 7, OF PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 14, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 6, PAG-ES 54 THROUGH 58 INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 11 CROSSVIEW

said Final Judgment, to wit:

LANE, 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 ou, 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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-234304 - SaR October 16, 23, 2025

25-00259G

# Honor your loved one with an elegant, affordable Tribute.

In partnership with the Palm Coast and Ormond Beach Observers, we offer our client families handsome, elegant options to memorialize your loved one with a keepsake Tribute in print and online. Once you select the style that meets your family's needs, we will handle the details, giving your loved one a deserving life Tribute and one that your family can cherish.

# In Memory

UP TO 500 WORDS

Contact the Observer today.

# Celebration

■ UP TO 750 WORDS WITH PHOTO

# Accolade

750-1100 WORDS WITH PHOTO

386-447-9723 www.observerlocalnews.com/tributes/

**TREASURES** 

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

# Your subscription helps your school.



# Observer FUNDRAISING

The Observer will donate \$20 to your school for every \$52 driveway subscription.

# **Subscribe** today!



Call 386-447-9723.

Visit observerlocalnews.com/subscribe/ Offer valid through October 29, 2025.

# **Check out our new store!**

Were you featured in a story in one

of our newspapers? Get a print for your wall! Did you submit a tribute for your loved one? Get a memorial keepsake.



Visit our store today! Newskeepsake.com/pages/observer



ORMOND BEACH

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 Chiumento 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

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 NO-TICE 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 online at www.storagetreasures.com

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

25-00376F



Advertise your busines or service in the OBSERVER



386-447-9723

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, IN-CLUSIVE, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY, FLORIDA.

PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

FIRST INSERTION

THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-PORTS 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

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 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 É-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

#### SECOND INSERTION SALE NOTICE

Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the follow-

ing self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Monday, October 23, 2025, or thereafter. Units are believed to contain household goods, unless otherwise listed

Tenant (10) Contents Wieder, Jay Household Goods 113 Mitchell, Shantel 251 Household Goods 502 Mason, Kellie Pictures and Misc 504 Richardson, Christina Misc Household Goods Gilbert, Cindy Misc Household Items 610 Martin, Mary Household Goods 1210 Barrow, Edward (eddie) Misc Household Goods Kline, Julia Misc Household Goods Bruce, Julia Misc Household Goods

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

The Observer is now offering Tributes to honor your loved ones. Visit Observerlocalnews. com/tributes to submit your tribute

#### 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 CAROL RICHARDSON A/K/A CAROL ANN RICHARDSON A/K/A CAROL ANDRYKOVITCH, et al., **Defendants.**To: STACY ANN PRINCE A/K/A STACY

BALILIES 1900 21ST AVENUE NORTH, SAINT

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

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

COAST, MAP OF WYNNFIELD, SECTION 19, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 7, PAGES 25 THROUGH 30, OF THE PUB-LIC RECORDS OF FLAGLER COUNTY, FLORIDA

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

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

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

PHONE: (954) 368-1311 | service@delucalawgroup.com

DELUCA LAW GROUP PLLC

24-06426 October 9, 16, 2025 25-00246G

SECOND INSERTION

NOTICE OF APPLICATION FOR

 $\begin{array}{ccc} & \textbf{TAX DEED} \\ \textbf{NOTICE IS HEREBY GIVEN, that} \end{array}$ 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, Town ship 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run So°-10'-00"E, along the East line of said Section 24, 2738.93 feet to the East 1/4 corner of said Section 24; Thence run So°-04'-00"E, along the East line of said Section 24, 1044.74 feet; Thence run due West, 4004.46 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East 330.00 feet; Thence run due North 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 392 of Unit IV of the unrecorded plat of Flagler

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)  $% \left( \frac{1}{2}\right) =\frac{1}{2}\left( \frac{1}{2}\right) \left( \frac{1}$ will be sold to the highest bidder via an electronic auction accessible from https:// flaglerclerk.com/TaxDeedAuction on the 18th day of November, 2025 at 9 a.m. Tom Bexlev

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



**Email your Legal Notice** legal@observerlocalnews.com

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

THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF SPECIAL MEETING OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

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

#### NOTICE OF PUBLIC HEARINGS

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

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

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

The proposed District is located entirely within the City of Palm Coast, Flagler County, Florida, and covers approximately 67.73 acres of land, more or less. The site is generally located northeast of Robert Road and Colbert Lane. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

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

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

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

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments

will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771

(TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

FLAGLER COUNTY, FLORIDA

PROBATE DIVISION

File No. 18-2025-CP-0566

**Division Probate** 

JOEL DEAN PEDALINE

Deceased.

The administration of the estate of JOEL

DEAN PEDALINE, deceased, whose date

of death was August 1, 2024, is pending in

the Circuit Court for Flagler County, Flori-

da. Probate Division, the address of which

is Kim C. Hammond Justice Center, 1769

E. Moody Boulevard, Building 1, Bunnell,

Florida 32110. The names and addresses

of the personal representative and the per-

sonal representative's attorney are set forth

All creditors of the decedent and other

persons having claims or demands against

decedent's estate on whom a copy of this

notice is required to be served must file

their claims with this court ON OR BE-

FORE THE LATER OF 3 MONTHS AF-

TER THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30 DAYS

AFTER THE DATE OF SERVICE OF A

The personal representative has no duty

to discover whether any property held at the time of the decedent's death by the de-

cedent or the decedent's surviving spouse

is property to which the Florida Uniform Disposition of Community Property Rights

at Death Act as described in ss. 732.216-

732.228, Florida Statutes, applies, or may

apply, unless a written demand is made by

Florida Statutes. The written demand

and other persons having claims or demands against decedent's estate must file

their claims with this court WITHIN 3

MONTHS AFTER THE DATE OF THE

FIRST PUBLICATION OF THIS NO-

THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE

The date of first publication of this notice is October 9, 2025.

Personal Representative:

DENISE PEDALINE

21 Bannerwood Lane

Palm Coast, Florida 32137

Attorney for Personal Representative:

Attorneys for Personal Representative

DONAHOO & MCMENAMY, P.A.

245 Riverside Avenue, Suite 150

Email: eservice@dmjaxlaw.com

25-00243G

Jacksonville, Florida 32202

Telephone: (904) 354-8080

Fax: (904) 791-9563

October 9, 16, 2025

NOTWITHSTANDING THE TIME

WILL BE FOREVER BARRED

OF DEATH IS BARRED.

MICHELLE MEDINA

Florida Bar No. 772623 DAVIS M. JOHNSON, III

Florida Bar No. 1055388

ALL CLAIMS NOT FILED WITHIN

must be filed with the clerk.

creditor as specified under s. 732.2211,

All other creditors of the decedent

COPY OF THIS NOTICE ON THEM.

# RESOLUTION 2025-34

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

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

The administration of the estate of David P. McKaig, deceased, whose date of death was June 27, 2025 is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blyd, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 9, 2025.

#### Personal Representative: Serra McKaig 216 W. Virginia Avenue

DeLand, Florida 32720 Attorney for Personal Representative: Diane A. Vidal Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702  $\hbox{E-Mail: DVidal@legalteamforlife.com}$ Secondary E-Mail:  ${\bf Proserv@legal team for life.com}$ October 9, 16, 2025 25-00244G

#### SECOND INSERTION

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

WHEREAS, the Lighthouse Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190. Florida Statutes: and

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

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

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

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DIS-

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

  5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.
- ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary
- PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE

# SECOND INSERTION

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

WELLS FARGO BANK, N.A.

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

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

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

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

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

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

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

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

Peter E. Lanning FL Bar: 562221 1000010876 October 9, 16, 2025

/s/ Peter E. Lanning

GARAGE SALE Advertise as low as **\$17.50** per week! 386-447-9723

25-00242G

# SECOND INSERTION

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

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

NIKOLAS ALEXIOU, JR., et. al.

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

IOU JR.. whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

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

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

filed herein.

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

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

Tom Bexlev CLERK OF THE CIRCUIT COURT (SEAL) BY: Margarita Ruiz DEPUTY CLERK Robertson, Anschutz, Schneid,

Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-231094 October 9, 16, 2025 25-00245G

#### INVITATION FOR BID OFFICE/BUILDING CLEANING SERVICES AND JOB TRAINING

SECOND INSERTION

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

For a full description of this IFB, please visit the PHA Website at: www.palatkaha.org. under Procurement Oct. 9, Oct. 23

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

#### NOTICE OF PUBLIC HEARINGS

DATE: November 5, 2025 TIME: 11:30 a.m LOCATION: Chiumento Law 145 City Place, Suite 301 Palm Coast, Florida 32174

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B.** Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office. Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and

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

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida* 

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

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

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

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

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

ATTEST: /s/ Daniel Rom

LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

/s/ Joseph Mosley Chair/Vice Chair, Board of Supervisors Secretary/Assistant Secretary

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



October 9, 16, 2025

25-00251G

# SECOND INSERTION

#### LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

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

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

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

public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring

special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

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

District Manager

25-00248G

#### SECOND INSERTION SALE NOTICE

Notice is hereby given that Fraser's Mini-

October 9, 16, 23, 30, 2025

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

otherwise listed. Unit Tenant (2) Contents 418 Johnson, Donald Household Goods Sikes, Christopher 127

Household Goods Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136. Phone: (386)439-2457.

Oct. 9/16 25-00380F

#### SECOND INSERTION SALE NOTICE

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

goods, unless otherwise listed. Tenant (4) Contents Unit Staffa, Heather 409 Boxes and Clothes 431

Rose, Stephanie Household Goods Rudd, Kenneth Misc Household Goods

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

