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PUBLIC NOTICES

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

FILE NO.: 2025-CP-000644

IN RE: ESTATE OF CYNTHIA LOUISE JEAN ROBINSON

Deceased,

The administration of the estate of CYNTHIA LOUISE JEAN ROBINSON, deceased, whose date of death was June 22, 2024, is pending in the Circuit Court of D Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Building 1, Bunnell, F; 32110. The names and addresses of the personal representative and the personal representatives attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedents 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 23, 2025.

Personal Representative

Elizabeth Ashley Goolsby

Attorney for Personal Representative

Douglas J. Milne, Esq.

Florida Bar No. 112324

Milne and Buckingham, P.L.

1912 Hamilton Street, #203

Jacksonville, FL 32210

Telephone: 904-387-5400

Facsimile: 904-384-8215

doug@milnecorpjax.com

October 23, 30, 2025

25-00261G

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

CASE NO. 2024 CA 000541

CMG MORTGAGE, INC., Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIANNE F. JONES, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIANNE F. JONES, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 9, BLOCK 125, DAYTONA NORTH SUBDIVISION, A SUB-DIVISION ACCORDING TO THE

FIRST INSERTION

PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 10, PAGES 1 THROUGH 15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 2004 OAK SPRINGS DOUBLE WIDE MOBILE HOME VIN#S G2620405SA AND G2620405SB, TITLE #S 90843792 AND 90844004.

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

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

WITNESS my hand and the seal of this Court at Flagler County, Florida, this day of 10/10/2025.

TOM BEXLEY

CLERK OF THE CIRCUIT COURT (SEAL) BY: AMY PEREZ

DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

24-236567

October 23, 30, 2025

25-00262G

FIRST INSERTION

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Ormond Station Community Development District ("District") will hold Regular Meetings at 10:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110 on the following dates:

November 13, 2025

December 11, 2025

January 8, 2025

February 12, 2026

March 12, 2026

April 9, 2026

May 14, 2026

June 11, 2026

July 9, 2026

August 13, 2026

September 10, 2026

The meetings are being held for the necessary public purpose of conducting other business that may come before the Board. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889, during normal business hours, or by visiting the District's website, https://ormondstationcdd.net/.

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 (877) 276-0889 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings 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.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 000614

Division 48

IN RE: ESTATE OF JOHN EDWARD DUFFY,

Deceased.

The administration of the estate of John Edward Duffy, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Personal Representative:

/s/ Michael D Duffy

Michael D. Duffy

7431 B Street

Chesapeake Beach, MD 20732

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 23, 30, 2025

25-00264G

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act States (Section 83.801 - 83.809). The undersigned will sell by competitive bidding on StorageTreasures.com on Thursday the 13th day of November, 2025 at 11:00AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110

A006 Rolling tool box, 2 Kayak's, Cooler, Fishing pole, Storage box, Trailer Tongue, tool box, Tires, Speakers, Jack stand, A020 Table, 4 Chairs, Tool box, Weight bench, Wheel chair, Coffee table, Tv, Tools, Large rug, Corner table, Electric cord, 2 x 4's, A031 Dresser, Table, 2 Chairs, Books, Rocking chair, Plastic tubs, Boxes, Desk, Stool, Beach Chairs. D004 Desk, Chair, Colman light, Small refrigerator, Lamp, Rc. cars, Plastic tubs, Meat slicer, Bins, Drier vent cleaner, SCOOTER NOT INCLUDED IN AUCTION. C035 Yard hand tools, 6" step ladder, Gas weed eater, Gas Hedge trimmers, Gas back pack leaf blower, 2 Lawn mowers, Level, Seed spreader.

All purchased items are sold as as, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of a settlement between owner and obligated party.

Oct. 23/30

25-00385F

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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 Dragonmuffin Kids located at 109 Bickford 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 23rd day of October, 2025

Mikaela Wooten

Oct. 23

25-00397F

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 Safe Ship N Haul Palm Coast located at 226A Saint Joe Plaza Drive, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of October, 2025

Friendly Neighborhood Logistics LLC

Oct. 23

25-00394F

FIRST INSERTION

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE/ JOB TRAINING

PALATKA HOUSING AUTHORITY

The Palatka Housing Authority of Palatka, Florida (hereinafter, called the "the Authority") invites your firm to submit a proposal in accordance with this Request for Proposal (RFP) and with consideration of partnering for our hands-on staff training program. Your response to this request will be evaluated to determine your firm's qualifications. Proposals must adhere to the format and content of this RFP. Proposals will not be evaluated unless all parts requested are submitted in a complete package. The information set forth is the minimum required to qualify for consideration. The successful Bidder shall be required to enter into a landscape maintenance contract based on the specifications outlined in this RFP.

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

The date of Solicitation: December 11, 2025

Oct. 23/30

25-00393F

TREASURES FOUND HERE!

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

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2025 10455 CICI

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff(s), vs.

FRANK DELUCA; THE UNKNOWN SPOUSE OF FRANK DELUCA; THE UNKNOWN TENANT IN POSSESSION Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 8, 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 12th 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:

LOT 44 OF SHOTWELL'S JUNGLE GARDEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property address: 1154 Buena Vista Drive, Daytona Beach, FL 32117

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

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

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

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

TDP File No. 24-004256-1
October 23, 30, 2025

25-005171

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION
FILE NO.: 2025 12660 PRDL
DIVISION: 10

IN RE: ESTATE OF MICHAEL ALLEN ANDERSEN, Deceased.

The administration of the estate of MICHAEL ALLEN ANDERSEN, deceased, whose date of death was March 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32731. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 23, 2025.

/s/ Fred B. Share
Fred B. Share,
Personal Representative
1092 Ridgewood Avenue
Holly Hill, FL 32117

/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
October 23, 30, 2025

25-005181



SAVE TIME

Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

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

CASE NO. 2025 10715 CICI

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS1, Plaintiff, vs.

JACK ABERMAN A/K/A JACK ABERMAN, JR.; GEA SEASIDE INVESTMENT INC. A/K/A GEA SEASIDE INVESTMENTS, INC.; RICHARD WARD; COURTNEY HAYNES; THE CITY OF DAYTONA BEACH, FLORIDA; CITY OF SOUTH DAYTONA, FLORIDA; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated October 8, 2025, and entered in Case No. 2025 10715 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS1, is Plaintiff and JACK ABERMAN A/K/A JACK ABERMAN, JR.; GEA SEASIDE INVESTMENT INC. A/K/A GEA SEASIDE INVESTMENTS, INC.; RICHARD WARD; COURTNEY HAYNES; THE CITY OF DAYTONA BEACH, FLORIDA; CITY OF SOUTH DAYTONA, FLORIDA are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 12TH day of NOVEMBER, 2025, the following described property as set forth in said Final Judgment, to wit:

FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors (“**Board**”) of the Deering Park Stewardship District (the “**District**”) located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Regular Meeting on November 11, 2025 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114-4514. The meeting is being held for the necessary public purpose of considering any business that may come before the Board.

The meeting will also be held by means of communications media technology as follows:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTgzMWVhNDIhNThiNSo0Y2UzLTk4NDUuN2E0MjVmYjYyNThm%3a04thread.v2/0?context=%7b%22Tid%22%3a%2294348502-fda0-4a80-8ed8-52hd87fa537b%22%2c%22Oid%22%3a%2250b37528-b730-4578-8935-dc90866a9569%22%7d

Meeting ID: 289 427 464 007 1
Passcode: Er3ih2VR

FIRST INSERTION

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“**District Manager's Office**”) during normal business hours or by visiting the District's website, <https://deeringsparkstewardship.com/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings 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.

FIRST INSERTION

District Manager
October 23, 2025

25-005201



The Observer is now offering Tributes to honor your loved ones.

Visit
Observerlocalnews.com/tributes to submit your tribute

FIRST INSERTION

PARCEL NO. 1: THE NORTHERLY ONE-HALF OF THE WESTERLY 150 FEET OF LOT 4, BLOCK 15, MEMENTO, AS PER MAP IN DEED BOOK “O”, PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL NO. 2: THE NORTHERLY 4 FEET OF THE SOUTHERLY 50 FEET OF THE WESTERLY 150 FEET OF LOT 4, BLOCK 15, MEMENTO, AS PER MAP IN DEED BOOK “O”, PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL NO. 3: A PORTION OF LOT 4, BLOCK 15, MEMENTO, ACCORDING TO THE MAP IN DEED BOOK “O”, PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EASTERLY CORNER OF SAID LINE OF SAID LOT 4 A DISTANCE OF 120 FEET FOR A PLACE OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, BLOCK 15, A DISTANCE OF 50 FEET TO A POINT; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 3.2 FEET TO A POINT, THENCE IN A NORTHERLY DIRECTION TO A POINT IN THE NORTH LINE OF SAID LOT 4 AFORESAID; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 5.4 FEET TO THE PLACE OF BEGINNING.

ALSO DESCRIBED AS WEST 155.4 FEET ON NORTH LINE AND 153.2 FEET ON SOUTH LINE OF NORTH ½ OF LOT 4, AND NORTH 4 FEET OF SOUTH ½ OF WEST 170 FEET OF LOT 4, EXCEPT THE WEST PART IN STREET, BLOCK 15, MEMENTO, AS RECORDED IN DEED BOOK “O”, PAGE 692, 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

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES, NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of The Riviera at Holly Hill, located at 1825 Ridgewood Avenue, 32117, in the City of Holly Hill, County of Volusia, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: SNH SE Holly Hill Tenant LLC
October 23, 2025

25-005211

SUBSEQUENT INSERTIONS

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 12337 CIDL
TOWD POINT MORTGAGE TRUST 2020-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs.

MARY LOU FANNING; UNKNOWN SPOUSE OF MARY LOU FANNING; UNKNOWN TENANT Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 04 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF DELAND, IN THE COUNTY OF VOLUSIA AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 06/30/1999 AND RECORDED 07/06/1999 IN BOOK 4452, PAGE 1171 AMONG THE LAND RECORDS, OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOTS 11 AND 12, BLOCK 10, SECTION ONE, UNIVERSITY TERRACE, PLAT BOOK 10, PLAT PAGE 108.

PROPERTY ADDRESS: 615 N TUXEDO AVENUE, DELAND, FL 32724

IF YOU ARE A PERSON CLAIMING A

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION
File No. 64-2025-CP-012576

IN RE: ESTATE OF LINDA L. STANTON-JAFFE Deceased.

SECOND INSERTION

The administration of the estate of Linda L. Stanton-Jaffe, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

FIRST INSERTION

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 17th day of October, 2025

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20628-25/sap
October 23, 30, 2025

25-005161

SECOND INSERTION

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

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

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

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

Dated this 07 day of October 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00336
October 16, 23, 2025

25-004941

Palm Coast | The Hammock | Ormond Beach | Daytona Beach

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION
File No. 2025 12922 PRDL
Division 10

IN RE: ESTATE OF NANCY JO RICHARDS, aka NANCY J. RICHARDS, and NANCY RICHARDS Deceased.

The administration of the estate of Nancy Jo Richards, also known as Nancy J. Richards, and Nancy Richards, deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

SECOND 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, Plaintiff, vs.

APOSTOLAS P. BOUZAS, individually; DANAN N. SANDERS, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and ALL UNKNOWN TENANTS/OWNERS. Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated August 13, 2025, and entered in Case Number: 2024 14006 CICI, of the County Court in and for Volusia County, Florida, wherein COQUINA COVE OWNERS ASSOCIATION, INC. is the Plaintiff, APOSTOLAS P. BOUZAS, individually; DANA N. SANDERS, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and ALL UNKNOWN TENANTS/OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com, beginning at 11:00 o'clock A.M. on the 12th day of November, 2025 the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 1912 Cove Point Road, Port Orange, Florida 32128
Property Description:
Lot 44, Coquina Cove - Phase I, according to the map or plat thereof, as recorded in Map Book 53, Page 123

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2025 12237 CICI

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

KIMBER L. ARVIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ASHCRAFT, DECEASED, et. al. Defendant(s),

TO: KIMBER L. ARVIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ASHCRAFT, DECEASED, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 107, DOUGLAS PARK NO. 3, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 65, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before NOV 6 2025 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 7th day of Oct, 2025.

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

SECOND INSERTION

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-295161
October 16, 23, 2025

25-004951

SECOND INSERTION

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Lisa Lynne Smith
c/o Legacy Law Associates, P.L.
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: shelleyl@legacylaw313.com
Secondary E-Mail: linda@legacylaw313.com
October 16, 23, 2025

25-004991



The Observer delivered to your driveway

Call 386.447.9723