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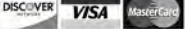


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# PUBLIC NOTICES

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

## VOLUSIA COUNTY LEGAL NOTICES

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| <div>FIRST INSERTION</div> <div>NOTICE OF ACTION<br/>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA<br/>CASE NO.: 2025 11879 CIDL<br/>TRUIST BANK, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST PETER MYRICK, WHO IS KNOWN TO BE DEAD, UNKNOWN TENANT #1, UNKNOWN TENANT #2, et al., Defendants.<br/>TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST PETER MYRICK, WHO IS KNOWN TO BE DEAD<br/>222 AGUA VISTA ST. DEBARY, FL 32713<br/>YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose on a mortgage on the following property in Volusia County, Florida, commonly known as 222 Agua Vista St. Debary, FL 32713, and more particularly described as:<br/>Lot 51, Block D, Plantation Estates Unit No. 21, according to the plat thereof, recorded in Map Book 23, Page 38, of the Public Records of Volusia County, Florida.<br/>Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ARTHUR S. BARKSDALE, IV, ESQ., DI MASI   BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.<br/>DATED: Oct 10, 2025<br/>LAURA E ROTH<br/>CLERK OF THE CIRCUIT COURT<br/>By: /s/ Shawnee S. Smith<br/>Deputy Clerk<br/>Oct. 30; Nov. 6, 2025 25-005231</div> | <div>FIRST INSERTION</div> <div>NOTICE OF ACTION<br/>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY<br/>GENERAL JURISDICTION DIVISION<br/>CASE NO. 2024 14218 CIDL<br/>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. BARRY SANDHAUS, AS TRUSTEE OF THE 233 BIRDIEWOOD LAND TRUST, et al., Defendant.<br/>To the following Defendant(s): THE UNKNOWN TRUSTEES, SETTLORS, AND BENEFICIARIES OF ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE 233 BIRDIEWOOD LAND TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS<br/>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:<br/>LOT 25, DEBARY PLANTATION UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 44, PAGES 109 AND 110, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.<br/>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jamie Juster, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before NOV 20 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.<br/>WITNESS my hand and seal of this Court this 21st day of Oct, 2025.<br/>LAURA E. ROTH, ESQ.<br/>CLERK OF COURT OF VOLUSIA COUNTY (SEAL) By: /s/ Shawnee S. Smith<br/>As Deputy Clerk<br/>MCCALLA RAYMER LEIBERT PIERCE, LLP<br/>225 East Robinson Street, Suite 155 Orlando, FL 32801<br/>Phone: (407) 674-1850<br/>Fax: (321) 248-0420<br/>Email: Kimberlee.Masters@mccalla.com<br/>24-10791FL<br/>Oct. 30; Nov. 6, 2025 25-005241</div> | <div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS<br/>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION<br/>File No. 2025 12869 PRDL<br/>Division 10<br/>IN RE: ESTATE OF ELIZABETH GERALDINE JAMES, Deceased.<br/>The administration of the estate of ELIZABETH GERALDINE JAMES, deceased, whose date of death was April 24, 2024, 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 below.<br/>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.<br/>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.<br/>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.<br/>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br/>The date of first publication of this notice is: OCTOBER 30th, 2025.<br/>Signed on this 21st day of OCTOBER, 2025.<br/>LAWRENCE DAY<br/>Personal Representative<br/>687 Mahogany Run<br/>Palm Coast, FL 32137<br/>ROBERT KIT KOREY<br/>Attorney for Personal Representative<br/>Florida Bar No. 147787<br/>Korey Law, P.A.<br/>595 W Granada Blvd, Suite A<br/>Ormond Beach, FL 32174<br/>Telephone: 386-677-3431<br/>Email: kit@koreylawpa.com<br/>Secondary Email: dwargo@koreylawpa.com<br/>Oct. 30; Nov. 6, 2025 25-005251</div> | <div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS<br/>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION<br/>File No. 2025 12928 PRDL<br/>Division 10<br/>IN RE: ESTATE OF KEVIN L. DYGERT, Deceased.<br/>The administration of the estate of KEVIN L. DYGERT, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.<br/>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.<br/>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.<br/>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.<br/>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br/>The date of first publication of this notice is: October 30, 2025.<br/>Signed on this 8th day of SEPTEMBER, 2025.<br/>/s/ Linda D. Smith<br/>LINDA D. SMITH<br/>Personal Representative<br/>802 Soft Pine Ct<br/>New Smyrna Beach, Florida 32168<br/>/s/ Robert Kit Korey<br/>ROBERT KIT KOREY<br/>Attorney for Personal Representative<br/>Florida Bar No. 147787<br/>Korey Law, P.A.<br/>595 W. Granada Blvd., Suite A<br/>Ormond Beach, Florida 32174<br/>Telephone: 386-677-3431<br/>Email: kit@koreylawpa.com<br/>Secondary Email: dwargo@koreylawpa.com<br/>Oct. 30; Nov. 6, 2025 25-005271</div> | <div>FIRST INSERTION</div> <div>NOTICE OF ACTION<br/>IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA<br/>Case No.: 2022 11826 CIDL<br/>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. MALEENA ASBURY; UNKNOWN SPOUSE OF MALEENA ASBURY; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MARGARET ANNE BRUGGNER-RENO, DECEASED; BANK OF AMERICA, N.A.; BERT FISH MEDICAL CENTER, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.<br/>To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MARGARET ANNE BRUGGNER-RENO, DECEASED<br/>2041 SPENCER ST DELAND, FL 32720<br/>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:<br/>LOT 4, YOAK SUBDIVISION, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 155 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA<br/>a/k/a 2041 Spencer St, Deland, Florida 32720<br/>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before NOV 14 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.<br/>This notice is provided pursuant to Administrative Order No. 2.065.<br/>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, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, Phone No. (386) 257-6096, within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).<br/>WITNESS my hand and the seal of this Court this 15 day of Oct, 2025.<br/>LAURA E ROTH<br/>CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Shawnee S. Smith<br/>DEPUTY CLERK<br/>Kelley Kronenberg<br/>Attorney for Plaintiff<br/>10360 West State Road 84, Fort Lauderdale, FL 33324<br/>Oct. 30; Nov. 6, 2025 25-005291</div> |
| <div>FIRST INSERTION</div> <div>NOTICE OF PUBLIC SALE<br/>The following personal property of Charles Nickerson and Cavallo, LLC herein described, on the 13th day of November, 2025, at 10:00 a.m., on the property located at 955 S. Nova Road, Lot #955-29, Ormond Beach, Volusia County, Florida 32174, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:<br/>Year/Make: 1968/MALI Mobile Home<br/>VIN No.: 72210<br/>Title No.: 0002957263<br/>All Other Personal Property Therein<br/>PREPARED BY:<br/>Charles Lovings, Attorney<br/>Vector Law PLLC<br/>1309 Thomasville Road, Suite 302<br/>Tallahassee, Florida 32303<br/>Oct 30, Nov. 6 25-00103V</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <div>FIRST INSERTION</div> <div>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 Riviera Senior Living, located at 1825 Ridgewood Avenue , 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.<br/>OWNER: SNH SE Holly Hill Tenant LLC<br/>October 30, 2025 25-005261</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <div>FIRST INSERTION</div> <div>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 Tomoka Garage Doors, located at 557 Sandy Oaks Blvd, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br/>Dated this 27th day of October, 2025.<br/>Viny Rogalla<br/>Oct. 30 25-00107V</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <div>FIRST INSERTION</div> <div>NOTICE OF SUSPENSION<br/>To: Raymond A. Vasquez Ocasio<br/>Case No: CD202507482/D 1832229<br/>A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.<br/>Oct. 30; Nov. 6, 13, 20, 2025 25-005311</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <div>FIRST INSERTION</div> <div>NOTICE OF SUSPENSION<br/>According to Florida Statute Number 865.09<br/>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tomoka Garage Doors, located at 557 Sandy Oaks Blvd, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br/>Dated this 27th day of October, 2025.<br/>Viny Rogalla<br/>Oct. 30 25-00107V</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

SUBSEQUENT INSERTIONS

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| <div>SECOND INSERTION</div> <div><b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b><br/>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION<br/><b>CASE NO.: 2025 11019 CIDL</b><br/><b>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ESTATE OF MARLENE ZORAIDA LOWERY; et al., Defendants.</b><br/>TO: ESTATE OF MARLENE ZORAIDA LOWERY, 1594 DELPHI WAY NEW SMYRNA BEACH, FL 32168<br/>YOU ARE NOTIFIED that an action to foreclose to the following property in Volusia County, Florida:<br/>LOT 94, OAK LEAF PRESERVE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 63, PAGES 135 THROUGH 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.<br/>Also known as 1594 DELPHI WAY, NEW SMYRNA BEACH, FL 32168 (the "Property").<br/>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before NOV 10 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.<br/>DATED on OCT 10 2025<br/>LAURA E. ROTH, ESQ<br/>CLERK OF THE CIRCUIT COURT<br/>By: /s/ Shawnee S. Smith<br/>DEPUTY CLERK<br/><br/>SOKOLOF REMTULLA, LLP<br/>6801 Lake Worth Road, Suite 100E<br/>Greenacres, FL 33467<br/>Telephone: 561-507-5252<br/>Facsimile: 561-342-4842<br/>E-mail: pleadings@sokrem.com<br/>Counsel for Plaintiff<br/>October 23, 30, 202525-005121</div> | <div>SECOND INSERTION</div> <div><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b><br/>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 2025 13050 CIDL</b><br/><b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DARREN BEINERT, DECEASED, et. al. Defendant(s),</b><br/>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DARREN BEINERT, 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.<br/>TO: CINDA FAYE CARTLIDGE, 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.<br/>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:<br/>PARCEL #1:<br/>LOT 45, BLOCK F, QUAIL ROOST RANCHES, ACCORDING TO THE UNRECORDED PLAT THEREOF, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N.E. CORNER OF THE S 1/2 OF U. S. GOVERNMENT LOT 14,</div> | <div>SECOND INSERTION</div> <div>SECTION 1, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA. THENCE RUN S 89° 22' 17" W ALONG THE NORTH LINES OF THE S 1/2 OF U. S. GOVERNMENT LOTS 14, 13, 12, AND 11, AFOREMENTIONED SECTION 1, FOR A DISTANCE OF 1353.61 FEET TO THE N. W. CORNER AND THE POINT OF BEGINNING OF THE TRACT ABOUT TO BE DESCRIBED; THENCE RUN S 1° 39' 32" W FOR A DISTANCE OF 660.15 FEET; THENCE RUN N 89° 28' 48" E FOR A DISTANCE OF 165.00 FEET; THENCE RUN N 1° 39' 32" E FOR A DISTANCE OF 660.47 FEET; THENCE RUN S 89° 22' 17" W FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING. PARCEL #2:<br/>LOT 46, BLOCK F, QUAIL ROOST RANCHES, ACCORDING TO THE UNRECORDED PLAT THEREOF, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N. E. CORNER OF THE S 1/2 OF U. S. GOVERNMENT LOT 14, SECTION 1, TOWNSHIP 18 SOUTH, RANGE 32 EAST VOLUSIA COUNTY, FLORIDA. THENCE RUN S 89° 22' 17" W ALONG THE NORTH LINES OF THE S 1/2 OF U. S. GOVERNMENT LOTS 14, 13, 12 AND 11, AFOREMENTIONED SECTION 1, FOR A DISTANCE OF 1188.61 FEET TO THE N. W. CORNER AND THE POINT OF BEGINNING OF THE TRACT ABOUT TO BE DESCRIBED: THENCE RUN S 1° 39' 32" W FOR A DISTANCE OF 660.47 FEET; THENCE RUN N 89° 28' 48" E FOR A DISTANCE OF 165.00 FEET; THENCE RUN N 1° 39' 32" E FOR A DISTANCE OF 660.79 FEET; THENCE RUN S 89° 22' 17" W FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING. PARCEL #3:<br/>LOT 47, BLOCK F, QUAIL ROOST RANCHES, ACCORDING TO THE UNRECORDED PLAT THEREOF, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT</div> | <div>SECOND INSERTION</div> <div>THE N. E. CORNER OF THE S 1/2 OF U. S. GOVERNMENT LOT 14, SECTION 1, TOWNSHIP 18, SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; THENCE RUN S 89° 22' 17" W ALONG THE NORTH LINES OF THE S 1/2 OF U.S. GOVERNMENT LOTS 14, 13, 12 AND 11, AFOREMENTIONED SECTION 1, FOR A DISTANCE OF 1023.61 FEET TO THE N. W. CORNER AND THE POINT OF BEGINNING OF THE TRACT ABOUT TO BE DESCRIBED; THENCE RUN S 1° 39' 32" W FOR A DISTANCE OF 660.79 FEET; THENCE RUN N 89° 28' 48" E FOR A DISTANCE OF 165.00 FEET; THENCE RUN N 1° 39' 32" E FOR A DISTANCE OF 661.10 FEET; THENCE RUN S 89° 22' 17" W FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.<br/>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 NOV 13 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.<br/>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.<br/>WITNESS my hand and the seal of this Court at Volusia County, Florida, this 14 day of Oct, 2025.<br/>LAURA E ROTH<br/>CLERK OF THE CIRCUIT COURT<br/>(SEAL) BY: /s/ Shawnee S. Smith<br/>DEPUTY CLERK<br/><br/>ROBERTSON, ANSCHUTZ, AND SCHNEID, PL<br/>ATTORNEY FOR PLAINTIFF<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>PRIMARY EMAIL: flmail@raslg.com<br/>25-29397825-005151</div> | <div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b><br/>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA<br/><b>File No.: 2025 12693 PRDL</b><br/><b>Div.: 10</b><br/><b>IN RE: THE ESTATE OF PETER JOHN RENKO, SR., Deceased.</b><br/>The administration of the estate of Peter John Renko, Sr., deceased, whose date of death was July 7, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.<br/>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.<br/>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.<br/>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.<br/>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.<br/>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br/>The date of first publication of this notice is October 23, 2025.<br/><b>Personal Representative:</b><br/><b>Dana M. Renko</b><br/>10 Brandy Hills Dr.<br/>Port Orange, FL 32129<br/>Attorney for Personal Representative:<br/>Hollyn J. Foster, Esq.<br/>Florida Bar Number: 0020883<br/>Bowers &amp; Foster Elder Law, P. A.<br/>6789 Southpoint Parkway, Suite 300<br/>Jacksonville, FL 32216<br/>Telephone: (904) 998-0724<br/>Fax: (904) 998-0732<br/>E-Mail: hfoster@bowersfoster.com<br/>Secondary E-Mail: mford@bowersfoster.com<br/>October 23, 30, 202525-005221</div> | <div>SECOND INSERTION</div> <div><b>AMENDED NOTICE TO CREDITORS</b><br/>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA<br/><b>PROBATE DIVISION</b><br/><b>File No. 2025 12513 PRDL</b><br/><b>Division 10</b><br/><b>IN RE: ESTATE OF CONSTANCE H. ESPIRITU Deceased.</b><br/>The administration of the estate of Constance H. Espiritu, deceased, whose date of death was July 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.<br/>All creditors of the decedent and other persons having claim 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.<br/>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.<br/>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.<br/>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.<br/>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br/>The date of first publication of this notice is October 23, 2025.<br/><b>Personal Representative:</b><br/><b>Janine J. Rinaldi</b><br/>1620 Areca Palm Dr<br/>Port Orange, Florida 32128<br/>Attorney for Personal Representative:<br/>GEORGE S. PAPPAS<br/>Attorney<br/>Florida Bar Number: 224642<br/>PAPPAS &amp; RUSSELL PA<br/>213 Silver Beach Avenue<br/>Daytona Beach, FL 32118<br/>Telephone: (386) 254-2941<br/>Fax: (386) 238-0350<br/>E-Mail: gpappas@pappasrussell.com<br/>Secondary E-Mail: jr@pappasrussell.com<br/>October 23, 30, 202525-005141</div> |
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| <div>SECOND INSERTION</div> <div><b>NOTICE OF FORECLOSURE SALE</b><br/>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA<br/><b>CASE NO. 2025 10715 CICI</b><br/><b>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</b><br/>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 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:</div> | <div>SECOND INSERTION</div> <div>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.<br/>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</div> | <div>SECOND INSERTION</div> <div>pendens must file a claim before the clerk reports the surplus as unclaimed.<br/>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.<br/>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.<br/>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 resevwa 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.<br/>Dated this 17th day of October, 2025<br/>VAN NESS LAW FIRM, PLC<br/>1239 E. Newport Center Drive, Suite 110<br/>Deerfield Beach, Florida 33442<br/>Ph: (954) 571-2031<br/>PRIMARY EMAIL: Pleadings@vanlawfl.com<br/>/s/ Mark Elia<br/>Mark C. Elia, Esq.<br/>Florida Bar #: 695734<br/>PHH20628-25/sap<br/>October 23, 30, 202525-005161</div> | <div>SECOND INSERTION</div> <div><b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b><br/>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION<br/><b>CASE NO.: 2025 13415 CIDL</b><br/><b>SHERI COLLINS, Plaintiff, vs. ESTATE OF WILLIAM K. WRAY; et al., Defendants.</b><br/>TO: ESTATE OF WILLIAM K. WRAY; P.O. BOX 510, WEIRSDALE, FL 32195<br/>ESTATE OF WINIFRED ADDLEY WRAY; P.O. BOX 510, WEIRSDALE, FL 32195<br/>UNKNOWN HEIRS OF WILLIAM K. WRAY; P.O. BOX 510, WEIRSDALE, FL 32195<br/>UNKNOWN HEIRS OF WINIFRED ADDLEY WRAY; P.O. BOX 510, WEIRSDALE, FL 32195<br/>YOU ARE NOTIFIED that an action to Quiet Title to the following property in Volusia County, Florida:<br/>East ½ of Lot 50, FIRST ADDITION to ST JOHNS GARDENS subdivision according to map in Map Book 11, Page 256, Public Records of Volusia County, Florida.<br/>Parcel ID: 7915020000500<br/>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before NOV 10 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.<br/>DATED on OCT 10 2025<br/>LAURA E. ROTH<br/>CLERK OF THE CIRCUIT COURT<br/>By: /s/ Shawnee S. Smith<br/>DEPUTY CLERK<br/><br/>SOKOLOF REMTULLA, LLP<br/>6801 Lake Worth Road, Suite 100E<br/>Greenacres, FL 33467<br/>Telephone: 561-507-5252<br/>Facsimile: 561-342-4842<br/>E-mail: pleadings@sokrem.com<br/>Counsel for Plaintiff<br/>Oct. 23, 30; Nov. 6, 13, 202525-005131</div> | <div>SECOND INSERTION</div> <div><b>Personal Representative:</b><br/><b>Dana M. Renko</b><br/>10 Brandy Hills Dr.<br/>Port Orange, FL 32129<br/>Attorney for Personal Representative:<br/>Hollyn J. Foster, Esq.<br/>Florida Bar Number: 0020883<br/>Bowers &amp; Foster Elder Law, P. A.<br/>6789 Southpoint Parkway, Suite 300<br/>Jacksonville, FL 32216<br/>Telephone: (904) 998-0724<br/>Fax: (904) 998-0732<br/>E-Mail: hfoster@bowersfoster.com<br/>Secondary E-Mail: mford@bowersfoster.com<br/>October 23, 30, 202525-005221</div> | <div>SECOND INSERTION</div> <div><b>NOTICE OF FORECLOSURE SALE</b><br/>IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA<br/>CIRCUIT CIVIL DIVISION<br/><b>CASE NO.: 2025 10455 CICI</b><br/><b>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).</b><br/>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:<br/>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.<br/>Property address: 1154 Buena Vista Drive, Daytona Beach, FL 32117<br/>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.<br/>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.<br/>Respectfully submitted,<br/>/s/ Betsy Falgas<br/>PADGETT LAW GROUP<br/>BETZTY FALGAS, ESQ.<br/>Florida Bar # 76882<br/>6267 Old Water Oak Road, Suite 203<br/>Tallahassee, FL 32312<br/>(850) 422-2520 (telephone)<br/>(850) 422-2567 (facsimile)<br/>attorney@padgettlawgroup.com<br/>Attorney for Plaintiff<br/>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.<br/>TDP File No. 24-004256-1<br/>October 23, 30, 202525-005171</div> | <div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b><br/>IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA<br/><b>PROBATE DIVISION</b><br/><b>FILE NO.: 2025 12660 PRDL</b><br/><b>DIVISION: 10</b><br/><b>IN RE: ESTATE OF MICHAEL ALLEN ANDERSEN, Deceased.</b><br/>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.<br/>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.<br/>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.<br/>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.<br/>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.<br/>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br/>The date of first publication of this notice is October 23, 2025.<br/><b>/s/ Fred B. Share</b><br/><b>Fred B. Share,</b><br/><b>Personal Representative</b><br/>1092 Ridgewood Avenue<br/>Holly Hill, FL 32117<br/><br/>/s/ Fred B. Share<br/>FRED B. SHARE, ESQUIRE<br/>Florida Bar No. 256765<br/>1092 Ridgewood Avenue<br/>Holly Hill, FL 32117<br/>Telephone: (386) 253-1030<br/>Fax: (386) 248-2425<br/>E-Mail: fredshare@cfl.rr.com<br/>2nd E-Mail: brobins@cfl.rr.com<br/>Attorney for Personal Representative<br/>October 23, 30, 202525-005181</div> |
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The Matanzas High AICE Diploma recipients. Forty-nine students earned their diplomas based on the June 2025 exam series through Cambridge University Press & Assessment. **Photos by Brent Woronoff**

# Bright Futures: Matanzas honors 49 graduates with AICE Diplomas

‘You make Pirate Nation very proud,’ Principal Mike Rinaldi said in his remarks.

**BRENT WORONOFF**  
ASSOCIATE EDITOR

Forty-nine Matanzas High School seniors earned their Cambridge AICE Diplomas based upon the results of their June 2025 exam series. They were honored on Thursday, Oct. 23, with the school’s first ever AICE Diploma presentation ceremony.

“We wanted to celebrate this momentous occasion sooner rather than have it blend in with all of the other end-of-the-year celebrations,” Matanzas AICE Coordinator Erin Davis said.

Students in the demanding program are required to pass at least seven college level courses within a 25-month period. The courses must include a science, a language, a humanities, a course called Global Perspectives and Research and any three addi-



Matanzas Assistant Principal Kara Minn speaks at the AICE Diploma Presentation.

tional courses, Davis said.

Earning the AICE Diploma guarantees students the full Florida Bright Futures Scholarship.

“Your diploma is more than

just a piece of paper,” Matanzas Principal Mike Rinaldi told the diploma recipients during his remarks at the ceremony. “It’s a testament to your hard work, your character and your commitment to excellence. You have embraced challenges, pursued knowledge and curiosity and inspired all of us with your determination. You make Pirate Nation very proud.”

Assistant Principal Kara Minn and AICE teachers Shelley Tincher and Kyle Neisler also spoke during the ceremony. Amara Nagel, the AICE Student Advisory Council vice president, welcomed the students and their families and delivered closing remarks. Davis, AICE guidance counselors Laura Oliva and Yamin Cuevas and School Board

member Lauren Ramirez participated in the diploma presentations.

Yeva Dermenzhy, Stephanie Ibarra Carreon and Ava Muldoon earned their diplomas with distinction. Twenty-six others earned their diplomas with merit.

“It is a monumental achievement that you reach,” Tincher told all of the diploma recipients. “Stopping to bask in the glow of your efforts is so well deserved, but I know you. I know that after tonight, you will not dwell on this accomplishment. You’ve conquered this obstacle and



are already planning for the next. ... (eventually) becoming doctors, nurses, writers, graphic designers and engineers, tycoons of business and teachers.”

Minn praised the students for their hard work, their families for their support and their teachers for their dedication and commitment.

“I want you to all take some

time tonight as a family, as an individual and as an educator, and just remember that you’re doing amazing, great things. And thank goodness that you took the time over the last three years to get this accomplishment met,” Minn said. “You did it. You succeeded. And for that, we’re so proud of you.”



Matanzas Army JROTC cadets present the colors at the beginning of the ceremony.

FIRST INSERTION

CITY OF FLAGLER BEACH  
NOTICE OF PUBLIC  
HEARING

The City Commission proposes to adopt Ordinance No. 2025-24 Entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 234 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

The City Commission proposes to adopt Ordinance No. 2025-23 Entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 233.92 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Applications have been submitted to rezone this property from Planned Unit Development (PUD), Reserved (R), and Single Family Residential (R1) Zoning Districts to the Master Planned Development (MPD) Zoning District, and to amend the Future Land Use Map designation of the property from Agriculture, Conservation, and Mixed Use: High Intensity to Low Density Residential and Commercial. All lands are located as depicted in the Location Map provided below.

PUBLIC HEARINGS ARE SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD TUESDAY, OCTOBER 7, 2025 AT 5:30 P.M.

1ST READING CITY COMMISSION THURSDAY, OCTOBER 9, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

2ND READING CITY COMMISSION THURSDAY, NOVEMBER 13, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT (386-517-2000) EXT. 231

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission chambers located at 105 South Second Street, Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting. For further information about this request, please call the Planning and Building Department at (386) 517-2000 Ext. 231. The public may inspect information that is more detailed during office hours at the Planning and Building Department, 800 S. Daytona Ave.

| Parcel | Acres  |
|--------|--------|
| A1     | 193.81 |
| B & C  | 22.86  |
| E & F  | 18.44  |
| F      | 23.27  |
| Total  | 233.98 |

Oct. 3025-00355F

FIRST INSERTION

CITY OF FLAGLER BEACH  
NOTICE OF PUBLIC  
HEARING

The City Commission proposes to adopt Ordinance No. 2025-26 Entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 545.54 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

The City Commission proposes to adopt Ordinance No. 2025-25 Entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 544.97 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Applications have been submitted to rezone this property from Planned Unit Development (PUD), Reserved (R), and Single Family Residential (R1) Zoning Districts to the Master Planned Development (MPD) Zoning District, and to amend the Future Land Use Map designation of the property from Agriculture, Conservation, and Mixed Use: High Intensity to Low Density Residential and Commercial. All lands are located as depicted in the Location Map provided below.

PUBLIC HEARINGS ARE SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD TUESDAY, OCTOBER 7, 2025 AT 5:30 P.M.

1ST READING CITY COMMISSION THURSDAY, OCTOBER 9, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

2ND READING CITY COMMISSION THURSDAY, NOVEMBER 13, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT (386-517-2000) EXT. 231

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission chambers located at 105 South Second Street, Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting. For further information about this request, please call the Planning and Building Department at (386) 517-2000 Ext. 231. The public may inspect information that is more detailed during office hours at the Planning and Building Department, 800 S. Daytona Ave.

| Parcel | Acres  |
|--------|--------|
| A1     | 193.81 |
| B & C  | 22.86  |
| E & F  | 18.44  |
| F      | 23.27  |
| Total  | 233.98 |

Oct. 3025-00356F

FIRST INSERTION

CITY OF FLAGLER BEACH  
NOTICE OF PUBLIC  
HEARING

The City Commission proposes to adopt Ordinance No. 2025-21 Entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 210.70 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF FLAGLER BEACH, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

This notice is pursuant to the provisions of Chapter 166 and 171, Florida Statutes, and the Charter and Ordinances of the City of Flagler Beach, Florida as amended and supplemented. Subject annexation meets the statutory criteria for annexation as established in Chapter 171, Florida Statutes.

PUBLIC HEARINGS ARE SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, OCTOBER 7, 2025 AT 5:30 P.M.

1ST READING: CITY COMMISSION: THURSDAY, OCTOBER 9, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

2ND READING: CITY COMMISSION: THURSDAY, NOVEMBER 13, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

Copies of the proposed Ordinance and legal description of the property by metes and bounds are available and may be obtained from the office of the City Clerk at 386-517-2000 Ext. 233.

**Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.**

| Parcel | Acres  |
|--------|--------|
| A1     | 193.81 |
| B & C  | 22.86  |
| E & F  | 18.44  |
| F      | 23.27  |
| Total  | 233.98 |

Oct. 3025-00357F



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386-445-3305

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BusinessObserverFL.com

# PUBLIC NOTICES

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

THURSDAY, OCTOBER 30, 2025

## FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000690**  
Division 48  
IN RE: ESTATE OF  
**CONNIE ELAINE MICKNOWICZ,**  
Deceased.

The administration of the estate of Connie Elaine Micknowicz, deceased, whose date of death was June 14, 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 30, 2025.  
**Personal Representative:**  
/s/ Mark W. Norberg  
Mark W. Norberg  
244 Greenwich St.  
Davenport, FL 33896  
Attorney for Personal Representative:  
/s/ Jennifer A. McGee  
Jennifer A. McGee  
Florida Bar No. 10231615  
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  
Oct. 30; Nov. 6, 2025

25-00265G

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000606**  
IN RE: ESTATE OF  
**LORRAINE M MAGOON,**  
Deceased,

The administration of the estate of LORRAINE MARY MAGOON, Deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Building #1, Bunnell, FL 32110. The names and addresses of the Co-Personal Representatives and their 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 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 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.  
The date of first publication of this notice is October 30, 2025.  
/s/ WAYNE MAGOON,  
Co-Personal Representative  
/s/ CYNTHIA ERICKSON,  
Co-Personal Representative  
/s/ Scott R. Bugay, Esquire  
Attorney for the  
Co-Personal Representatives  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, FL 33020  
Telephone: (954) 767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email: Jennifer@srblawyers.com  
Oct. 30; Nov. 6, 2025

25-00269G

FIRST INSERTION

**PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2026 MEETINGS**

The Board of Supervisors ("Board") of the Palm Coast 145 Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110 on the following dates:  
  
January 27, 2026  
February 24, 2026  
March 24, 2026  
April 28, 2026  
May 26, 2026  
June 23, 2026  
July 28, 2026  
August 25, 2026  
September 22, 2026  
  
The purpose of the meetings is for the Board to consider any 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 for Community Development Districts. 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 these 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 or by visiting the District's website, https://palmcoast145cdd.net/.  
  
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meetings is asked to advise the District Office at least forty-eight (48) hours before the meetings by contacting the District Manager at (561) 571-0010. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you 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 meetings 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 the appeal is to be based.  
  
**District Manager**  
October 30, 2025

25-00267G

FIRST INSERTION

**PUBLIC NOTICE**  
The City of Flagler Beach proposes to adopt the following ordinances entitled:  
Ordinance 2025-19  
An Ordinance of the City of Flagler Beach, Florida, related to special events; amending the city requirements and processes for special events within the City; providing for codification, severability, conflict, and an effective date  
Ordinance 2025-20  
An Ordinance by the City of Flagler Beach, Florida, amending the Flagler Beach Code of Ordinances, Chapter 14, creating Section 14-14, Public Access to City Buildings, providing recognition that certain areas of city buildings require regulation of public access to provide for the security and privacy of public visitors, city employees, city officials, and minimize potential disruptions of the work of city government; classifying certain forum areas within city buildings; authorizing the City Manager to manage public access to City buildings by classifying forum areas and implementing measures to separate forum areas, regulate access and ensure security and privacy, providing for violations for unauthorized access or disruptive behavior within nonpublic and limited public forums; providing the authority to issue trespass warnings; providing for codifications, conflicts, and an effective date.  
Public Hearings will be conducted to consider the amendments as follows:  
City Commission: Thursday, November 13, 2025 @ 5:30 p.m. or soon thereafter  
The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal against any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.  
Oct. 30

25-00395F

FIRST INSERTION

**PLAINTIFF'S NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**CASE NO.: 2025 CA 000468**  
DIVISION: 49  
**JEFFREY EPHRAIM,**  
Plaintiff, v.  
**NUHA EPHRAIM; MOUFAK N. EPHRAIM; ADEL N. EPHRAIM; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DIED AUGUST 27, 1987; SAAD ELIYA A/K/A SAAD ELIYA,**  
**Defendants.**  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DIED AUGUST 27, 1987; SAAD ELIYA A/K/A SAAD ELIYA,  
**Defendants.**  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DIED AUGUST 27, 1987; SAAD ELIYA A/K/A SAAD ELIYA,  
**Defendants.**  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DIED AUGUST 27, 1987; SAAD ELIYA A/K/A SAAD ELIYA,  
**Defendants.**  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DIED AUGUST 27, 1987; SAAD ELIYA A/K/A SAAD ELIYA,  
**Defendants.**  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DIED AUGUST 27, 1987; SAAD ELIYA A/K/A SAAD ELIYA,  
**Defendants.**  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DIED AUGUST 27, 1987; SAAD ELIYA A/K/A SAAD ELIYA,  
**Defendants.**  
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FIRST INSERTION

INVITATION TO BID

AIR CONDITIONING REPLACEMENT AT ROSA K. RAGSDALE AND LEMON HEIGHTS COMMUNITIES

PALATKA HOUSING AUTHORITY

Sealed bids will be received by the Palatka Housing Authority, 400 North 15th Street, Palatka, FL 32177 until 10:30 a.m., November 25, 2025, at which time all bids will be publicly opened and read aloud in the Board Room at the Palatka Housing Authority, for furnishing all labor and materials and performing all work necessary and incidental to the following project:

AIR CONDITIONING REPLACEMENT AT ROSA K. RAGSDALE AND LEMON HEIGHTS

PALATKA HOUSING AUTHORITY

PALATKA, FLORIDA

Bids must be submitted to the attention of Ms. Willie Mae Thomas, Director of Capital Funds Operations in a sealed envelope, 'AIR CONDITIONING REPLACEMENT AT NORTHSIDE HOMES, PALATKA HOUSING AUTHORITY.' Faxed bids will not be considered.

All work shall be executed in accordance with the instruction and contract documents prepared by CRG Architects/Palatka, Inc., 216A St. Johns Avenue, Palatka, FL 32177. Telephone No. 386-325-0213. Bid documents are available via email by calling CRG Architects/Palatka, Inc., 386-325-0213.

Bid Bond and Performance and Payment Bonds will be required.

There will be a Non-Mandatory Pre-Bid Conference on November 6, 2025 at 10:00 a.m. at the Palatka Housing Authority Main Office, located at 400 N. 15th St, Palatka, FL. Attendance is recommended and all bidders or their representatives are **highly encouraged** to attend.

The Palatka Housing Authority reserves the right to reject any and all bids and to waive any informalities thereto.

This is an Equal Opportunity Project.

For the Palatka Housing Authority, Palatka, Florida

Oct. 30, Nov. 6

25-00401F

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For the Palatka Housing Authority, Palatka, Florida

Oct. 30, Nov. 6

25-00402F

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FIRST INSERTION

NOTICE OF PUBLIC MEETING

CITY OF BUNNELL, FLORIDA

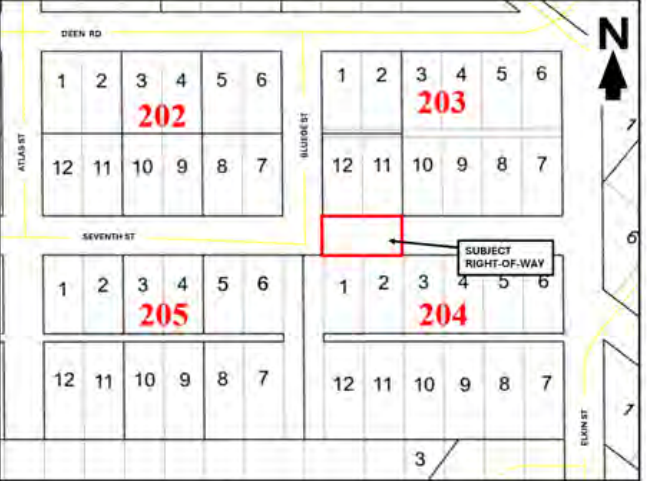
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 10th day of November 2025, for the purpose of First Reading of Ordinance 2025-13, before the City Commission, in the Bunnell Administration Complex Chambers Meeting Room located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2025-13

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING A SECTION OF SEVENTH STREET BETWEEN BLOCKS 203 AND 204 OF THE TOWN OF BUNNELL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell’s website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City’s website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the ordinance, either in person or in writing, might preclude the ability of such person to contest the ordinance at a later date. A copy of all pertinent information to this ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Oct. 30

25-00406F

FIRST INSERTION

NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY CODE OF ORDINANCES AND LAND DEVELOPMENT CODE

Pursuant to Section 125.66, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance affecting the actual list of permitted, conditional, or prohibited uses within the unincorporated area of Flagler County and titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE FLAGLER COUNTY CODE OF ORDINANCES AND THE FLAGLER COUNTY LAND DEVELOPMENT CODE (APPENDIX C TO THE FLAGLER COUNTY CODE OF ORDINANCES) RELATED TO FLOODPLAIN MANAGEMENT, BY AMENDING SECTION 8-32, AMENDMENTS, ARTICLE II, BUILDING CODE, CHAPTER 8, BUILDINGS AND CONSTRUCTION, CODE OF ORDINANCES, AND AMENDING SECTION 6.04.26, SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATIONS, AND AMENDING SECTION 6.04.97, SPECIFIC DEFINITIONS OF CERTAIN TERMS USED IN THIS ARTICLE, SECTION 6.04.00, FLOODPLAIN MANAGEMENT, ARTICLE VI, RESOURCE PROTECTION STANDARDS, LAND DEVELOPMENT CODE, APPENDIX C, CODE OF ORDINANCES; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held in the location listed below at the dates and times provided:

PLANNING AND DEVELOPMENT BOARD – Review and Recommendation – Wednesday, November 12, 2025 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSIONERS – First Reading – Monday, November 17, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSIONERS – Second Reading and Adoption – Monday, December 1, 2025 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110 or email to [planningdept@flaglercounty.gov](mailto:planningdept@flaglercounty.gov). Copies of the proposed ordinance, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 am to 5:00 pm.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Oct. 30

25-00411F

FIRST INSERTION

2025 NOTICE TO FLAGLER COUNTY TAXPAYERS

Section 197.122 Florida Statutes provides in part: "All owners of property are held to know that taxes are due and payable annually and are responsible for ascertaining the amount of current and delinquent taxes and paying them before April 1 of the year following the year in which taxes are assessed."

Pursuant to Section 197.322, Florida Statutes, notice is hereby given that the **2025 Flagler County and Municipal Ad Valorem Taxes and Non-Ad Valorem Assessments** are now open for collection. Payments are accepted at the **Flagler County Tax Collector's Office**, subject to discounts as provided by law.

DISCOUNTS FOR EARLY PAYMENT

4% in November 2% in January 3% in December 1% in February

Tax notices have been mailed to all property owners or their authorized agents at their last known address. Please review all materials enclosed with your tax notice carefully.

If you do not receive your tax notice by **November 15, 2025**, you may print a copy from our website at [flaglertax.gov](http://flaglertax.gov) or contact our office at (386) 313-4160 or by email at [propertytax@flaglertax.gov](mailto:propertytax@flaglertax.gov).

Special Notes On The November 4% Discount Period

If you mail your tax payment, it must be postmarked on or before November 30<sup>th</sup> to receive your 4% discount.

Internet credit card and e-check payments will receive the 4% discount during November. Payments made after midnight on November 30<sup>th</sup> will only receive the 3% discount (The electronic payment processor charges a convenience fee for credit card transactions and \$1.50 convenience fee for e-checks).

FOUR CONVENIENT WAYS TO MAKE YOUR PAYMENT:

• BY MAIL: Please make checks payable to: Shelly Edmonson, Flagler County Tax Collector P.O. Box 846 Bunnell, FL 32110

• IN PERSON: Flagler County Tax Collector's Office Government Services Building 1769 E. Moody Blvd., Building 2, Room 102 Bunnell, FL 32110

Office Hours: Monday through Friday 8:30 AM to 4:30 PM OR Tax Collector's Office, Palm Coast Branch 213 St. Joe Plaza Dr. Palm Coast, FL 32164

Office Hours: Monday through Friday 8:30 AM to 4:30 PM OR Tax Collector's Office, Flagler Beach Branch 2525 Moody Blvd Flagler Beach, FL 32136

Office Hours: Monday through Friday 8:30 AM to 4:30 PM

• INTERNET: Pay online at [flaglertax.gov](http://flaglertax.gov). Credit and e-check payments accepted. Please note that the electronic processing company charges a convenience fee for credit card payments; no portion of this fee is retained by the Tax Collector's Office. A convenience fee is also charged for e-checks payments.

• DROP BOX: A 24-hour access drop box is located in front of the Government Services Building, Bunnell, Palm Coast Branch Office and Flagler Beach Branch Office. The drop box is checked each business day.

Shelly Edmonson, C.F.C. Flagler County Tax Collector P.O. Box 846 • Bunnell, Florida • 32110 Phone: (386) 313-4160 • Fax: (386) 313-4161 Website: [flaglertax.gov](http://flaglertax.gov) e-mail: [propertytax@flaglertax.gov](mailto:propertytax@flaglertax.gov)

Oct. 30, Nov. 6

25-00390F

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 10th day of November 2025, for the purpose of Second and Final Reading of Ordinance 2025-09 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2025-09

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 1.36± ACRES, BEARING PARCEL ID: 14-12-30-3750-000Q0-001I LOCATED DIRECTLY AT THE END OF HIBISCUS AVENUE IN THE CITY OF BUNNELL LIMITS FROM "R-1, SINGLE FAMILY RESIDENTIAL DISTRICT" TO "L-1, LIGHT INDUSTRIAL DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceedings may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Oct. 30

25-00389F

SECOND 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](mailto:jennifer@mcgeelawfl.com), [service@mcgeelawfl.com](mailto:service@mcgeelawfl.com) October 23, 30, 2025 25-00264G

SECOND 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](mailto:doug@milnecorpjax.com) October 23, 30, 2025 25-00261G

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Robin J Kissel the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2022 / 43

Year of Issuance:2022

Description of Property: That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0A°-10'-00"E, along the East line of said Section 24, 2738.93 feet to the East 1/4 corner of said Section 24; Thence run S0A°-04'-00"E, along the East line of said Section 24, 1044.74 feet; Thence run due West, 4004.46 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East 330.00 feet; Thence run due North 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 392 of Unit IV of the unrecorded plat of Flagler Estates.

Name in which assessed: WANDA LEA SPINK

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.com/TaxDeedAuction> on the 18th day of November, 2025 at 9 a.m.

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

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

SECOND INSERTION

PUBLIC NOTICE

2008 Dodge Ram 1500 with VIN: 1D7HA18278S540950 recovered May 2, 2024, in Flagler County as part of a criminal investigation. The registered owner of the vehicle, DAVID DURANT, is deceased. Attempts to contact his beneficiaries or decedents have been unsuccessful.

Florida Statute §713.78 (6) provides any vehicle remaining unclaimed, or for which the charges for recovery, towing, or storage services remain unpaid, may be sold free of all prior liens. This insert provides notice the Sheriff intends to file legal action to secure title to the vehicle in the 7th Circuit Court.

Oct. 23/30 25-00391F

FOURTH INSERTION

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

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

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

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

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

October 9, 16, 23, 30, 2025 25-00248G

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 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

SECOND 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.palatkahaha.org](http://www.palatkahaha.org), under Procurement.

The date of Solicitation: December 11, 2025

Oct. 23/30 25-00393F

SECOND 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 is, 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

SEARCH MARKETPLACE

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Plus



# Underdog bidder wants Marineland park for dolphin-assisted therapy

Jack Kasewitz said this is an opportunity to bring ‘Marineland back to the greatness it once was.’

SIERRA WILLIAMS  
STAFF WRITER

A federal bankruptcy judge in Delaware has rejected a \$7.1 million developer’s bid, giving a local nonprofit the chance to bid on and purchase Marine-land Dolphin Adventure.

The tourist attraction in Marineland has been open since 1938 but has deteriorat- ed and is thousands of dollars behind in property taxes. Its parent company, The Dolphin Company, filed bankruptcy earlier this year, and a mys- terious company, Delightful Development, placed a \$7.1 million bid to purchase the property.

The proposed sale of Marineland to a developer brought together a host of grassroots efforts to save the attraction. Jack Kasewitz, with the nonprofit Global Heart Inc., is leading the charge alongside an anony- mous, private family that is



Marineland Dolphin Adventure. **Photo by Brian McMillan**

funding a \$4 million bid to purchase the property.

“This is David and Goliath,” Kasewitz said. “We’re a bunch of people trying to save it, and we’re up against the develop- ers. And we had a major change yesterday. I feel very confident that we’re going to end up with Marineland.”

Because of the bankruptcy proceedings, the sale must be approved by the judge, Laurie Selber Silverstein, District of Delaware United States Bank- ruptcy Court.

Kasewitz and his team argued in the court hearing that it had been blocked from

the bidding process, and the judge, dissatisfied with the strictly real-estate transac- tion of the winning bid that did not answer her questions about the dolphins, halted the sale process. Another hearing in November is scheduled, to reconsider the sale.

Kasewitz said he believes his group has a real chance of winning the bids.

“The judge said they don’t have to take the highest bid- der. That’s significant,” he said. “We have an opportunity to do something great for the dolphins.”

Those who wish to donate

to help save Marineland and the dolphins can go to save- marinelanddolphins.org, which has information about the history of Dolphin Adven- ture, how to help and links to donate.

“The fight is not over,” Kas- sewitz said.

Kasewitz has over 20 years of experience working with dolphins and works alongside his wife, Donna Brewer Kas- sewitz, with the dolphin com- munication research group Speak Dolphin, run by Global Heart.

Kasewitz said he wants to keep the attraction opera-

tional, with the goal to intro- duce an animal-assisted therapy program and bring in therapists and health care professionals and university researchers. He has already reached out, he said, and there is interest, if they can suc- cessfully purchase the ocean- arium.

He also wants to begin bringing in nonprofit orga- nizations like Wounded Warriors, which works with injured veterans, as well.

When asked, by the judge and the *Observer*, if he thought his ideas for Marineland Dol- phin Adventure would be suc- cessful, he said “absolutely yes.”

“It will be financially sus- tainable, and we will bring Marineland back to the great- ness it once was,” Kasewitz said.

Former Marineland Park Director Felicia Cook — who left the facility in February to ensure staff members who could care for the dolphins could stay on — said there are 17 dolphins at Marineland, many of which were born at Marineland and a few of which are third-generation Marine- land dolphins. One such dol- phin is Grandma Betty, whose daughter and granddaughter

are also dolphins at Marine- land.

Kasewitz and Cook hope to ultimately run the attraction. They found an anonymous partner who is putting up \$4 million to bid on the property and another \$1.5 million for the cost of operations.

But Kasewitz and his group were blocked from placing a bid, he said. After the judge’s decision on Oct. 27, Kasewitz and his group will have anoth- er chance to place a bid.

If Marineland is sold to a developer, Cook said, when the dolphins are rehomed, the family units would likely be broken up. She said it would leave her brokenhearted to see the animals rehomed.

Cook believes Kasewitz’s vision of an animal-assisted therapy program could keep the oceanarium solvent as well: “It’s done in many plac- es.” Overall, she said it was refreshing to hear the judge take up the interest of the dol- phins’ care.

“It was like, ‘OK, somebody finally gets it,’” she said. “This is about the land that’s right there on the ocean, it’s about the animals that are living there.”

Email [sierra@observerlocalnews.com](mailto:sierra@observerlocalnews.com).



A rendering of the proposed traffic signal at Old Kings Road. **Rendering courtesy of FDOT**

## NEWS BRIEFS

### FDOT to host open house for Nova Road improvements

The Florida Department of Transportation will host an open house next week to discuss a project that will

resurface almost 4 miles of Nova Road, from Flomich Street in Holly Hill north to U.S. 1 in Ormond Beach.

The open house will be held from 5:30-7 p.m. on Wednes- day, Nov. 5, at The Case- ments, 25 Riverside Drive. According to a city notice, the project will include a raised median that will replace por- tions of the center two-way left-turn lane on Nova Road between Granada Boulevard and Willmette Avenue.

The project will also add a new traffic signal at Old Kings Road and a directional median at Arroyo Parkway, which FDOT states will allow left turns onto Arroyo Park- way from Nova Road; traffic turning from Arroyo Parkway to Nova Road, however, will only be able to turn right.

Other improvements include upgraded traffic and pedestrian signals, enhanced lighting at signalized intersec- tions and the reconstruction of pedestrian curb ramps to comply with ADA standards.

The design phase of the project is estimated to cost \$2.6 million. The total con- struction cost is \$16.8 million and construction is slated to start in summer 2026.

Can’t attend the open house in person? FDOT is also offering an online webinar. Register at [https://attendeegotowebinar.com/regis- ter/6260663638790416219](https://attendeegotowebinar.com/register/6260663638790416219).

To read more about the project, visit [https://www.cfl- roads.com/project/450644-1](https://www.cfl-roads.com/project/450644-1).

### Flagler County's Old Salt Park to close Oct. 30 for dune restoration

Flagler County officials want to inform residents that the main access point for the emergency dune restoration work will shift from Jungle Hut Park — slated to partially reopen on Oct. 31 — to Old Salt Park. Old Salt Park will be closed beginning Thursday, Oct. 30.

“The contractor will be working to demobilize and remove all equipment from Jungle Hut, which will have its northern parking lot and walkover open to the pub- lic on Friday, Oct. 31,” said Coastal Engineering Adminis- trator Ansley Wren-Key. “The contractor will still be onsite around the emergency access road at Jungle Hut, but that emergency access road will be open by Nov. 7.”

The work is expected to continue through mid- November pending weather delays and tropical storms.



Old Salt Park in Flagler County. **Photo by Sierra Williams**

FIRST INSERTION

## CITY OF FLAGLER BEACH NOTICE OF PUBLIC HEARING

The City Commission proposes to adopt Ordinance No 2025-22 Entitled: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE AN- NEXATION OF APPROXIMATELY 514.06 ACRES OF PROPERTY DESCRIBED IN EXHIBIT “A” TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF FLAGLER BEACH, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PRO- VIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM AN- NEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABIL- ITY AND AN EFFECTIVE DATE

This notice is pursuant to the provisions of Chapter 166 and 171, Florida Stat- utes, and the Charter and Ordinances of the City of Flagler Beach, Florida as amended and supplemented. Subject annexation meets the statutory criteria for annexation as established in Chapter 171, Florida Statutes.

PUBLIC HEARINGS ARE SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, OC- TOBER 7, 2025 AT 5:30 P.M.

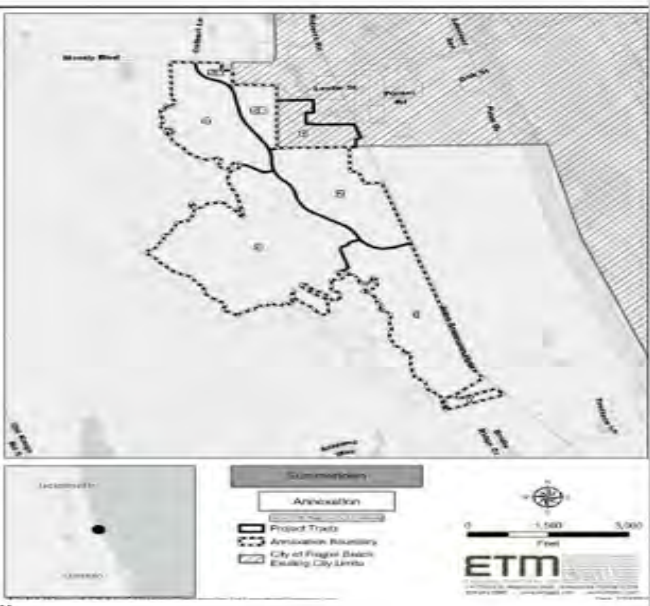
1ST READING: CITY COMMISSION: THURSDAY, OCTOBER 9, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

2ND READING: CITY COMMISSION: NOVEMBER 13, 2025 AT 5:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE.

Copies of the proposed Ordinance and legal description of the property by metes and bounds are available and may be obtained from the office of the City Clerk at 386-517-2000 Ext. 233.

**Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the pro- ceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. In accordance with the Americans with Disabilities Act, persons needing as- sistance to participate in any of these proceedings should contact the City Clerk’s Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meet- ing.**

Location Map



# UNWIND and EXPLORE

IN THE CITY OF PALM COAST

## DISCOVER TRIPS

### GAYLORD PALMS RESORT

DECEMBER 8 | 7:45 AM

PALM COAST COMMUNITY CENTER

## RUDOLPH

THE RED-NOSED REINDEER

## Three to See

### Steppin' in the Coast

Oct. 29 | 4:30 pm | SRC

### Lunch N' Lecture

Topic: Housing Programs

Nov. 7 | 11 am

### Charter Review Committee Meeting

Nov. 8 | 6:00 pm

View our full line-up of activities & programs!

## Explore Connect Play

FOR MORE INFORMATION VISIT:

**PARKSANDREC.FUN**

Old Salt Park in Flagler County. **Photo by Sierra Williams**