

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE OF SALE Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date July 11th 2025 @ 10:00 AM at each individual repair facility. 40827 2013 Chrysler VIN#: 1C3CCBAB1DN760807 Repair Facility: Daytona Dodge Chrysler Jeep 1450 N Tomoka Farms Rd Daytona Beach 386-274-0571 Lien Amt \$942 Jun. 19 25-00065V

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 13601 COCI SEA HAVENS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation., Plaintiff, vs. JENNIFER BUCHANAN MITCHELL., individually; UNKNOWN SPOUSE OF JENNIFER BUCHANAN MITCHELL; and ALL UNKNOWN TENANTS/ OWNERS., Defendants. TO: Jennifer Buchanan Mitchell 228 Florida Shores Boulevard, #228 Daytona Beach Shores, Florida 32118 Unknown Spouse of Jennifer Buchanan Mitchell 228 Florida Shores Boulevard, #228 Daytona Beach Shores, Florida 32118 YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Orange County Florida, commonly known as 228 Florida Shores Boulevard #228, Daytona Beach Shores, Florida 32118, and more particularly described as: Lot 228, Building Number 13, Sea Havens, according to the map or plat thereof, as recorded in Official Record Book 40, at Page(s) 151 through 152, of the Public Records of Volusia County, Florida. Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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. This notice shall be published once a week for two consecutive weeks in the Business Observer. DATED: JUN 11 2025 LAURA E ROTH CLERK OF THE CIRCUIT COURT By: /s/ Shawnee S. Smith DEPUTY CLERK June 19, 26, 2025 25-00269I

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10261 PRDL Division 10 IN RE: ESTATE OF ROBERT EDMUND BUSIER, JR. Deceased. The administration of the estate of Robert Edmund Busier, Jr., deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 19, 2025. /s/ Sarah Schwartz Sarah Schwartz Personal Representative 1207 Golfview Drive Daytona Beach, FL 32114 /s/ Wendy A. Mara Wendy A. Mara, Esq. Attorney for Personal Representative Florida Bar Number: 0069872 Mara Law, P.A. 555 West Granada Blvd., Ste.D-10 Ormond Beach, Florida 32174 Telephone: (386) 672-8081 Fax: (386) 265-5995 E-Mail: wamara@maralawpa.com Secondary E-Mail: paralegal@maraalawpa.com June 19, 26, 2025 25-00276I

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023 12320 CIDL UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. NOAH DERYLAK, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 12, 2025 in Civil Case No. 2023 12320 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC. is Plaintiff and Noah Derylak, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: That part of Lot 19, GEORGE H. NORRIS SUBDIVISION OF THE DUPONT AND GAUDRY GRANTS, according to the plat thereof recorded in Deed Book "C", Page 681, Public Records of Volusia County, Florida, being more particularly described as follows: Beginning at a point on the East line of Grand Avenue at the intersection of the South line of Glenwood Road and run thence South along the East line of Grand Avenue 104 feet to a point; thence run East and parallel with Glenwood Road 200 feet to a point; thence run South and parallel with Grand Avenue 101 feet to a point; thence run East and parallel with Glenwood Road 149.45 feet to a point on the South line of Glenwood Road which is 347.65 feet East from the Point of Beginning; thence run West along the South line of Glenwood Road 347.65 feet to the Point of Beginning. Parcel Number: 694401000193 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 23-07011FL June 19, 26, 2025 25-00279I
FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ormond Beach Energy Healing, located at 20 Raintree Lane, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of June, 2025. S. FROST LLC Jun. 19 25-00066V
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11628 PRDL Division 10 IN RE: ESTATE OF RICHARD ALLAN ROY, SR. a/k/a RICHARD A. ROY, SR. Deceased. The administration of the estate of Richard Allan Roy, Sr., deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 19, 2025. Personal Representative: Linda Gail Roy 420-A Banana Cay Drive South Daytona, Florida 32119 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 service@upchurchlaw.com clutes@upchurchlaw.com jackie@upchurchlaw.com June 19, 26, 2025 25-00278I
FIRST INSERTION
NOTICE OF PUBLIC SALE The following personal property of MARJORIE BELANGER STAPLES, if deceased any unknown heirs or assigns, will, on July 9, 2025, at 10:00 a.m., at 32 Malayan Sun Bear Path, Lot #343, Ormond Beach, Volusia County, Florida 32174; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1989 FLEE MOBILE HOME, VIN: FLFLJ33A12227BA, TITLE NO.: 0049103198, and VIN: FLFLJ33B12227BA, TITLE NO.: 0049226492 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3216) June 19, 26, 2025 25-00277I



SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023 12830 CIDL NEW AMERICAN FUNDING, LLC, Plaintiff, vs. JASON RAY SOWERS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 23, 2024 in Civil Case No. 2023 12830 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NEW AMERICAN FUNDING, LLC is Plaintiff and Jason Ray Sowers, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 16, Block 831, A REPLAT OF TRACTS "B" & "F" OF DELTONA LAKES UNIT THIRTY-TWO, according to the Plat thereof as recorded in Map Book 28, Pages 16 Through 18, inclusive, of the Public Records of Volusia County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 23-08611FL June 19, 26, 2025 25-00271I
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2023 11855 CIDL CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS OF JOHN OLIFF; KAY NANETTE OLIFF; HEATHER BRIANNE HAGGARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; DEBARY PLANTATION COMMUNITY ASSOCIATION, INC.; DEBARY UNIT 13 HOMEOWNERS ASSOCIATION, INC.; KELLI BURNSIDE; JESSICA KNOX; Defendants NOTICE IS HEREBY GIVEN pursuant to an Order on Defendant's Motion to Cancel Foreclosure Sale dated May 20, 2025, and entered in Case No. 2023 11855 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and UNKNOWN HEIRS OF JOHN OLIFF; HEATHER BRIANNE HAGGARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; DEBARY PLANTATION COMMUNITY ASSOCIATION, INC.; DEBARY UNIT 13 HOMEOWNERS ASSOCIATION, INC.; KELLI BURNSIDE; JESSICA KNOX, 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 22ND day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, DEBARY PLANTATION, UNIT 13B-2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 50, PAGES 63 AND 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021 11383 CIDL FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KAREN AYTES-ROCHESTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2022, and entered in 2021 11383 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and KAREN AYTES-ROCHESTER are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 9, DELEON OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 40, PAGE 122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 5025 DELEON OAKS CT, DE LEON SPRINGS, FL 32130 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 13 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /S/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-011065 - MaM June 19, 26, 2025 25-00272I
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2023 11855 CIDL CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS OF JOHN OLIFF; KAY NANETTE OLIFF; HEATHER BRIANNE HAGGARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; DEBARY PLANTATION COMMUNITY ASSOCIATION, INC.; DEBARY UNIT 13 HOMEOWNERS ASSOCIATION, INC.; KELLI BURNSIDE; JESSICA KNOX; Defendants NOTICE IS HEREBY GIVEN pursuant to an Order on Defendant's Motion to Cancel Foreclosure Sale dated May 20, 2025, and entered in Case No. 2023 11855 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and UNKNOWN HEIRS OF JOHN OLIFF; HEATHER BRIANNE HAGGARD; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; DEBARY PLANTATION COMMUNITY ASSOCIATION, INC.; DEBARY UNIT 13 HOMEOWNERS ASSOCIATION, INC.; KELLI BURNSIDE; JESSICA KNOX, 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 22ND day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, DEBARY PLANTATION, UNIT 13B-2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 50, PAGES 63 AND 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis

FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION CASE NO.: 2025 11019 CIDL FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ESTATE OF MARLENE ZORAIDA LOWERY; et al., Defendants. TO: UNKNOWN HEIRS OF MARLENE ZORAIDA LOWERY, 1594 DELPHI WAY NEW SMYRNA BEACH, FL 32168 YOU ARE NOTIFIED that an action to foreclose to the following property in Volusia County, Florida: 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. Also known as 1594 DELPHI WAY, NEW SMYRNA BEACH, FL 32168 (the "Property"). 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 JUL 11, 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. DATED on JUN 11, 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT By: /s/ Shawnee S. Smith DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff June 19, 26, 2025 25-00273I
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11597 PRDL IN RE: ESTATE OF VETA ALDRIDGE, Deceased. The administration of the estate of VETA ALDRIDGE, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 19, 2025. EVERTON BAILEY Personal Representative 7102 NW 42nd Street Coral Springs, FL 33065 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 19, 26, 2025 25-00275I

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SUBSEQUENT INSERTIONS

FIFTH INSERTION

Land Patent

I, Patricia Kearns am bringing forth a Land Patent benefit for the following parcel located at 127 Longwood Drive, Florida Republic, usa NON-DOMESTIC. Any party interested in viewing or challenging this claim can view the associated documents here: <https://davidruth7.wixsite.com/website-54/patricia-kearns>
May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025

25-002341

FIRST INSERTION

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

CASE NO. 2023 11776 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF ROBERT ALAN PELLATH,
DECEASED; WOODBRIDGE LAKES
AT EDGEWATER HOMEOWNERS
ASSOCIATION, INC.; ISPC; RICHARD
PELLATH; SUSAN NOTTE; SCOTT
PELLATH; UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UNDER
OR AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to an Order or Summary Final Judgment
of foreclosure dated March 18, 2025
and an Order Resetting Sale dated May 16,
2025 and entered in Case No. 2023 11776
CIDL of the Circuit Court in and for Volusia
County, Florida, wherein LAKEVIEW
LOAN SERVICING, LLC is Plaintiff and
THE UNKNOWN SPOUSES, HEIRS,
DEVISEES, GRANTEES, CREDITORS,
AND ALL OTHER PARTIES CLAIMING
BY, THROUGH, UNDER OR AGAINST
THE ESTATE OF ROBERT ALAN
PELLATH, DECEASED; WOODBRIDGE
LAKES AT EDGEWATER
HOMEOWNERS ASSOCIATION, INC.;
ISPC; RICHARD PELLATH; SUSAN
NOTTE; SCOTT PELLATH; UNKNOWN
TENANT NO. 1; UNKNOWN TENANT
NO. 2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED, are
Defendants, LAURA E. ROTH, Clerk of
the Circuit Court, will sell to the highest
and best bidder for cash [www.volusia.
realforeclose.com](http://www.volusia.realforeclose.com), 11:00 a.m., on July 15,
2025 , the following described property as
set forth in said Order or Final Judgment,
to-wit:

LOT 80, WOODBRIDGE LAKES
AT EDGEWATER, ACCORDING
TO THE PLAT AS RECORDED IN
PLAT BOOK 61, PAGES 46 AND 47,
OF THE PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTER-

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

Pursuant to Florida Statute 45.031(2),
this notice shall be published twice, once
a week for two consecutive weeks, with the
last publication being at least 5 days prior
to the sale.

REQUESTS FOR ACCOMMODA-
TIONS BY PERSONS WITH DISABILI-
TIES

If you are a person with a disability who
needs an accommodation in order to par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Please contact Court Admin-
istration, 125 E. Orange Ave., Ste. 300,
Daytona Beach, FL 32114, (386) 257-6096,
at least 7 days before your scheduled court
appearance, or immediately upon receiving
this notification if the time before the ap-
pearance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

THESE ARE NOT COURT INFORMA-
TION NUMBERS

SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACID-
ADES

Si usted es una persona con discapacidad
que necesita una adaptacin para poder par-
ticipar en este procedimiento, usted tiene el
derecho a que se le proporcione cierta asis-
tencia, sin incurrir en gastos. Comunquese
con la Oficina de Administracin Judicial
(Court Administration), 125 E. Orange
Ave., Ste. 300, Daytona Beach, FL 32114,
(386) 257-6096, con no menos de 7 das
de antelacin de su cita de comparecencia
ante el juez, o de inmediato al recibir esta
notificacin si la cita de comparecencia est
dentro de un plazo menos de 7 das; si usted
tiene una discapacidad del habla o del odo,
llame al 711.

ESTOS NUMEROS TELEFONICOS
NO SON PARA OBTENER INFORMA-
CION JUDICIAL

DATED June 4, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1475-187596 / TMI
June 12, 19, 2025

25-002681

FIRST INSERTION

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

PROBATE DIVISION
Case No: 2025 11149 PRDL
Division: 10
IN RE: ESTATE OF
ROBERT E. BONNER,
Deceased.

The administration of the Estate of ROB-
ERT E. BONNER, deceased, whose date of
death was January 30, 2025, is pending in
the Circuit Court for Volusia County, Flori-
da, Probate Division, the address of which
is 101 N Alabama Ave, DeLand, FL 32724.
The names and addresses of the Personal
Representative and the Personal Representa-
tive's attorney are set forth below.

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

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

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

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

The date of this notice was first pub-
lished is June 12, 2025.

Personal Representative:
/s/ JOHN PAUL EVANS
JOHN PAUL EVANS
313 Tuscany Chase Drive
Daytona Beach, Florida 32117
Attorney for Personal Representative:
/s/ Elan R. Kaney
Elan R. Kaney, Esq.
Florida Bar No. 0538302
Elan R. Kaney, PLLC
523 N. Halifax Ave.
Daytona Beach, FL 32118
(386) 281-5777
Email: Elan.Kaney@KaneyLaw.com
June 12, 19, 2025

25-002661

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FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 2023 31788 CICI
Freedom Mortgage Corporation,
Plaintiff, vs.
The Unknown Spouse, Heirs, Devisees,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
interest by, through, under or against
the Estate of Ronald L. Cody, Deceased,
et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2023 31788 CICI of the
Circuit Court of the SEVENTH Judicial
Circuit, in and for Volusia County, Florida,
wherein Freedom Mortgage Corporation
is the Plaintiff and The Unknown Spouse,
Heirs, Devisees, Grantees, Assignees,
Lienors, Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of Ronald L.
Cody, Deceased; Ronald Allen Cody a/k/a
Ronald A. Cody a/k/a Ronald Cody a/k/a
Allen Cody; Beth JoAnn Kelker f/k/a Beth J.
Weatherholtz a/k/a Beth JoAnn Cody;
Scott Paul Riggs Cody a/k/a Scott P. Cody
are the Defendants, that Laura Roth,
Volusia County Clerk of Court will sell to
the highest and best bidder for cash at,
www.volusia.realforeclose.com, beginning
at 11:00 AM on the 27th day of August,
2025, the following described property as
set forth in said Final Judgment, to wit:
LOT 5, COQUINA LAKE SUBDI-
VISION, A SUBDIVISION ACCORDING TO THE PLAT THERE-
OF RECORDED AT PLAT BOOK
27, PAGE 145 IN THE PUBLIC RE-
CORDS OF VOLUSIA COUNTY,
FLORIDA.

TAX ID: 37-15-32-32-00-0050

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.

REQUESTS FOR ACCOMODATIONS
BY PERSONS WITH DISABILTIES If
you are a person with a disability who needs
an accommodation in order to participate
in this proceeding, you are entitled, at not
cost to you, to the provision of certain as-
sistance. Please contact Court Administra-
tion, 101 N. Alabama Ave., Ste. D-305, De-
Land, FL 32724, (386) 257-6096, at least
7 days before your scheduled court appear-
ance, or immediately upon receiving this
notification if the time before the appear-
ance is less than 7 days; if you are hearing or
voice impaired, call 711.

THESE ARE NOT COURT INFORMA-
TION NUMBERS

SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACID-
ADES

Si usted es una persona con discapacidad
que necesita una adaptacion para poder
participar en este procedimiento, usted
tiene el derecho a que se le proporcione
cierta asistencia, sinincurrir en gastos.
Comuniquese con la Oficina de Adminis-
tración Judicial (Court Administración),
101 N. Alabama Ave., Ste. D-305, DeLand,
FL 32724, (386) 257-6096, con no menos
de 7 días de antelación de su cita de com-
parecencia ante el juez, o de inmediato al
recibir esta notificación si la cita de com-
parecencia está dentro de un plazo menos
de 7 días; si usted tiene una discapacidad
del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS
NO SON PARA OBTENER INFORMA-
CION JUDICIAL

Dated this 3rd day of June, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00470
June 12, 19, 2025

25-002651

quired to serve a copy of your written de-
fenses, if any, to it on Brian C. Chase, Esq.,
Plaintiff's attorney, whose address is 1313
North Howard Avenue, Tampa, Florida
33607, ON OR BEFORE A DATE WHICH
IS WITHIN 30 DAYS OF FIRST PUBLI-
CATION OF THIS NOTICE IN THE OR-
MOND BEACH OBSERVER, and file the
original with the Clerk of this Court either
before service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief de-
manded in the Complaint or petition.

WITNESS Laura E. Roth, as Clerk of the
County Court, and the seal of said Court, at
the Courthouse at Volusia County, Florida.

Dated: May 15, 2025
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Shawnee S. Smith
DEPUTY CLERK

Brian C. Chase, Esq.
Plaintiff's attorney
1313 North Howard Avenue
Tampa, Florida 33607
May 29; June 5, 12, 19, 2025

25-002411

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11305 PRDL
Division 10
IN RE: ESTATE OF
EUGENE PAUL SCIULLO
Deceased.

The administration of the estate of Eugene
Paul Sciuлло, deceased, whose date of death
was January 16, 2025, is pending in the
Circuit Court for VOLUSIA County, Flori-
da, Probate Division, the address of which
is Post Office Box 6043, DeLand, Florida
32721. The names and addresses of the per-
sonal representative and the personal rep-
resentative's attorney are set forth below.

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

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

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

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

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 June 12, 2025.

Personal Representative:
Theresa S. Kaufman
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
Edward A. Dimayuga Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: ed@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
June 12, 19, 2025

25-002671

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

PUBLIC NOTICE
Aerial Spraying
In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below.
Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.
For additional information visit the District website at flaglermosquito.gov. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov.
Jun. 19 25-00114F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CP 000038
DIVISION: 48
IN RE: ESTATE OF CHERYL J. CLIFTON, Deceased.
The administration of the estate of Cheryl J. Clifton, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C Hammond Justice Center, 1769 E Moody Blvd, Bldg , 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.

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 June 19, 2025.

Personal Representative:
/s/ Alyssa Truax
Alyssa Truax
29 Sedgwick Trail
Palm Coast, FL 32164
Attorney for Personal Representative:
/s/ Jennifer A. McGee
Jennifer A. McGee, Esq.
Attorney
Florida Bar Number: 1023165
6 Meridian Home Ln, Suite 201
Palm Coast, Florida 32137
Telephone: (386) 320-7300
jennifer@mcgeelawfl.com
June 19, 26, 2025 25-00155G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000521
Division 48
IN RE: ESTATE OF ALERO ANUKPE JARIKRE Deceased.

The administration of the estate of Alero Anukpe Jarikre, deceased, whose date of death was November 28, 2023, 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, 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.

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 June 19, 2025.

/s/ Lawrence Jarikre
Lawrence Jarikre, Petitioner
Attorney for Petitioner:
/s/ Jennifer A. McGee
Jennifer A. McGee, Esq.
Florida Bar Number: 1023165
McGee Law, PLLC
6 Meridian Home Lane, Unit 201
Palm Coast, Florida 32137
Telephone: (386) 320-7300
jennifer@mcgeelawfl.com
June 19, 26, 2025 25-00161G

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 18-2024-CA-000259
DIVISION: 31
WELLS FARGO BANK, N.A., Plaintiff, vs.
AMY R. COOK, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 22, 2025, and entered in Case No. 18-2024-CA-000259 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Amy R. Cook, Jason E. Cook, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the July 11, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
A PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM A D.D. MOODY (LS#261) 6" X 6" CONCRETE MONUMENT WITH A BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 30 EAST, BEAR SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30, A DISTANCE 375.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE SOUTH 01 DEGREES 25'32" EAST ALONG THE EAST LINE OF SECTION 30 A DISTANCE OF 566.37 FEET TO THE NORTHWESTERLY RIGHT-

OF-WAY LINE OF COUNTY ROAD #304 (R/W 100'), THENCE SOUTH 41 DEGREES 47'30" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #304 A DISTANCE OF 438.11 FEET, THENCE NORTH 01 DEGREES 25'32" WEST, LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 885.65 FEET, THENCE NORTH 88 DEGREES 34'28" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
A/K/A 7260 COUNTY ROAD 304 BUNNELL FL 32110
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.
ATTENTION: PERSONS WITH DISABILITIES
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.
THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.
Dated this 05 day of June, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/24-007744
June 19, 26, 2025 25-00151G

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Seaside Dental located at 5 Boulder Rock Dr., Suite A, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of June, 2025
Tyler Flynn
Jun. 19 25-00202F

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kings Java Hut, located at 250 Palm Coast Pkwy, NE, No. 607-276, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 12th day of June, 2025
JB World Marketing Inc.
Jun. 19 25-00207F

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sailfish Realty of Florida located at 101 Brewster Ln, in the City of Palm Coast, Flagler County, FL 32137-3630 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of June, 2025
Ronald Jaffe
Jun. 19 25-00199F

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sailfish Realty located at 101 Brewster Ln, in the City of Palm Coast, Flagler County, FL 32137-3630 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of June, 2025
Ronald Jaffe
Jun. 19 25-00201F

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Flagler Schools Wellness Center, located at 73 Patricia Drive, Bldg 4, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of June, 2025
MH Health Care Services, PC
Jun. 19 25-00206F

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that Robert Doumen will engage in business under the fictitious name ROBERT'S PAINTING, with a physical address 17 Bickshire Ln. Palm Coast, Florida 32137, with a mailing address 17 Bickshire Ln. Palm Coast, Florida 32137, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
Jun. 19 25-00205F

FIRST INSERTION

OF-WAY LINE OF COUNTY ROAD #304 (R/W 100'), THENCE SOUTH 41 DEGREES 47'30" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #304 A DISTANCE OF 438.11 FEET, THENCE NORTH 01 DEGREES 25'32" WEST, LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 885.65 FEET, THENCE NORTH 88 DEGREES 34'28" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
A/K/A 7260 COUNTY ROAD 304 BUNNELL FL 32110
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.
ATTENTION: PERSONS WITH DISABILITIES
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.
THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.
Dated this 05 day of June, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/24-007744
June 19, 26, 2025 25-00151G

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale filed May 20, 2025 and entered in Case No. 2023 CA 001003, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10 is Plaintiff and LISA M. DAWSON; UNKNOWN SPOUSE OF LISA M. DAWSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DISCOVER BANK; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY

THE Department of Environmental Protection (Department) gives notice of a draft National Pollutant Discharge Elimination System (NPDES) generic permit (File No FLR04E102-005) for the Municipal Separate Storm Sewer System (MS4) for City of Flagler Beach, PO Box 70, Flagler Beach, FL 32136.
The Department has determined the Notice of Intent submitted by the applicant for generic permit coverage, including any responses to request for additional information if applicable, is consistent with the requirements of Rule 62-621.300(7), Florida Administrative Code (F.A.C.), and the proposed Stormwater Management Program (SWMP), as described in Appendix A, meets the criteria for coverage under the generic permit. The applicant's SWMP includes: best management practices, control techniques, system design and engineering methods to reduce the discharge of pollutants in stormwater discharges from the Phase II MS4 to surface waters of the State to the maximum extent practicable.
Pursuant to Rule 62-620.555, F.A.C., any interested person may submit written comments on the applicant's proposed SWMP and/or may submit a written request for a public meeting to the Department through the DEP Business Portal at <https://www.fldesktop.com/DepPortal/go/submit-publiccomment>, by email at NPDES-MS4@floridadep.gov or by mail at NPDES Stormwater Program 2600 Blair Stone Rd, M.S. 3585, Tallahassee, Florida 32399-2400. The comments must be received by the above-mentioned Department office within 30 days of publication of this notice. Failure to submit comments or request a public meeting within this time period shall constitute a waiver of any right such person may have to submit comments or request a public meeting pursuant to Rule 62-620.555, F.A.C.

FIRST INSERTION

NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on June 13, 2025:
(Name and address of applicant) Legends at Palm Coast Holdings LLC 1018 Thomasville Road Ste 206, Tallahassee, FL 32303-6271 permit#219272-1. The project is located in Flagler County, Section 29, Township 11 South, Range 31 East. The permit authorizes a surface water management system on 29.24 acres for construction and operation of a stormwater management system known as Old Kings Multi-Family. The receiving water body is St. Joe Canal.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.
A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. - 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwm.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.
The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.)**
If you wish to do so, please visit http://www.sjrwm.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.
Jun. 19 25-00209F

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023 CA 001003
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10 is Plaintiff and LISA M. DAWSON; UNKNOWN SPOUSE OF LISA M. DAWSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DISCOVER BANK; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY

The Department of Environmental Protection (Department) gives notice of a draft National Pollutant Discharge Elimination System (NPDES) generic permit (File No FLR04E102-005) for the Municipal Separate Storm Sewer System (MS4) for City of Flagler Beach, PO Box 70, Flagler Beach, FL 32136.
The Department has determined the Notice of Intent submitted by the applicant for generic permit coverage, including any responses to request for additional information if applicable, is consistent with the requirements of Rule 62-621.300(7), Florida Administrative Code (F.A.C.), and the proposed Stormwater Management Program (SWMP), as described in Appendix A, meets the criteria for coverage under the generic permit. The applicant's SWMP includes: best management practices, control techniques, system design and engineering methods to reduce the discharge of pollutants in stormwater discharges from the Phase II MS4 to surface waters of the State to the maximum extent practicable.
Pursuant to Rule 62-620.555, F.A.C., any interested person may submit written comments on the applicant's proposed SWMP and/or may submit a written request for a public meeting to the Department through the DEP Business Portal at <https://www.fldesktop.com/DepPortal/go/submit-publiccomment>, by email at NPDES-MS4@floridadep.gov or by mail at NPDES Stormwater Program 2600 Blair Stone Rd, M.S. 3585, Tallahassee, Florida 32399-2400. The comments must be received by the above-mentioned Department office within 30 days of publication of this notice. Failure to submit comments or request a public meeting within this time period shall constitute a waiver of any right such person may have to submit comments or request a public meeting pursuant to Rule 62-620.555, F.A.C.

The comments or request for a public meeting must contain the following information:
(a) The commenting party name, address and telephone number;
(b) City of Flagler Beach, File FL-R04E102-005;
(c) A description of any changes the commenter proposes for the draft permit;
(d) A full explanation of the factual and legal reasons for each proposed change to the draft permit by the commenter; and
(e) If applicable, a request that a public meeting be scheduled including a statement of the nature of the issues proposed to be raised at the meeting. However, the Department may not always grant a request for a public meeting. Therefore, written comments should be submitted within 30 days of publication of this notice, even if a public meeting is requested.
If a public meeting is scheduled, the public comment period is extended until the close of the public meeting. If a public meeting is held, any person may submit oral or written statements and data at the meeting on the Department's proposed action. As a result of significant public comment, the Department's final action may be different from the position taken by it in the draft permit.
The permit application file and supporting data are available online at: <https://prodenv.dep.state.fl.us/DepNexus/public/search?portal=or> for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, by contacting the NPDES Stormwater Program by email, NPDES-MS4@floridadep.gov, by mail at 2600 Blair Stone Rd, M.S. 3585, Tallahassee, Florida 32399-2400, or by phone number 850-245-7561.
Jun. 19 25-00210F

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Flagler Realty located at 101 Brewster Ln, in the City of Palm Coast, Flagler County, FL 32137-3630 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of June, 2025
Ronald Jaffe
Jun. 19 25-00200F

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

ELECTRONIC SALE AT: www.flagler.realforeclose.com, at 11:00 A.M., on July 11, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 14 AND 15, BLOCK 5, OF PALM COAST MAP OF WYNFIELD SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 32, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
This notice is provided pursuant to Administrative Order No.2.065.
In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, FL 32110, Phone No. (904)437-7394 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).
Dated this 13th day of June 2025.
/s/ Marc Granger
Marc Granger, Esq.
Fla. Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00632 SPS
V6.20190626
June 19, 26, 2025 25-00152G

FIRST INSERTION

PUBLIC NOTICE
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF DRAFT PERMIT AND REQUEST FOR PUBLIC COMMENT

The Department of Environmental Protection (Department) gives notice of a draft National Pollutant Discharge Elimination System (NPDES) generic permit (File No FLR04E102-005) for the Municipal Separate Storm Sewer System (MS4) for City of Flagler Beach, PO Box 70, Flagler Beach, FL 32136.
The Department has determined the Notice of Intent submitted by the applicant for generic permit coverage, including any responses to request for additional information if applicable, is consistent with the requirements of Rule 62-621.300(7), Florida Administrative Code (F.A.C.), and the proposed Stormwater Management Program (SWMP), as described in Appendix A, meets the criteria for coverage under the generic permit. The applicant's SWMP includes: best management practices, control techniques, system design and engineering methods to reduce the discharge of pollutants in stormwater discharges from the Phase II MS4 to surface waters of the State to the maximum extent practicable.
Pursuant to Rule 62-620.555, F.A.C., any interested person may submit written comments on the applicant's proposed SWMP and/or may submit a written request for a public meeting to the Department through the DEP Business Portal at <https://www.fldesktop.com/DepPortal/go/submit-publiccomment>, by email at NPDES-MS4@floridadep.gov or by mail at NPDES Stormwater Program 2600 Blair Stone Rd, M.S. 3585, Tallahassee, Florida 32399-2400. The comments must be received by the above-mentioned Department office within 30 days of publication of this notice. Failure to submit comments or request a public meeting within this time period shall constitute a waiver of any right such person may have to submit comments or request a public meeting pursuant to Rule 62-620.555, F.A.C.

The comments or request for a public meeting must contain the following information:
(a) The commenting party name, address and telephone number;
(b) City of Flagler Beach, File FL-R04E102-005;
(c) A description of any changes the commenter proposes for the draft permit;
(d) A full explanation of the factual and legal reasons for each proposed change to the draft permit by the commenter; and
(e) If applicable, a request that a public meeting be scheduled including a statement of the nature of the issues proposed to be raised at the meeting. However, the Department may not always grant a request for a public meeting. Therefore, written comments should be submitted within 30 days of publication of this notice, even if a public meeting is requested.
If a public meeting is scheduled, the public comment period is extended until the close of the public meeting. If a public meeting is held, any person may submit oral or written statements and data at the meeting on the Department's proposed action. As a result of significant public comment, the Department's final action may be different from the position taken by it in the draft permit.
The permit application file and supporting data are available online at: <https://prodenv.dep.state.fl.us/DepNexus/public/search?portal=or> for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, by contacting the NPDES Stormwater Program by email, NPDES-MS4@floridadep.gov, by mail at 2600 Blair Stone Rd, M.S. 3585, Tallahassee, Florida 32399-2400, or by phone number 850-245-7561.
Jun. 19 25-00210F

PUBLIC NOTICE
Aerial Spraying
In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below.
Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.
For additional information visit the District website at flaglermosquito.gov. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov.
Jun. 19 25-00114F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 318
Division 48
IN RE: ESTATE OF MARY E. HUBER Deceased.
The administration of the estate of Mary E. Huber, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 19, 2025.

Personal Representative:
Joseph David Huber
190 Buffalo Avenue
Lindenhurst, New York 11757
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445.8900
Fax: (386) 445.6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
June 19, 26, 2025 25-00157G

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Flagler Realty located at 101 Brewster Ln, in the City of Palm Coast, Flagler County, FL 32137-3630 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of June, 2025
Ronald Jaffe
Jun. 19 25-00200F

FIRST INSERTION	
TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REG-ULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (“ Board ”) of the Tomoka Community Development Dis- trict (“ District ”) will hold a public hearing and regular meeting as follows: DATE: July 8, 2025 TIME: 4:00 p.m. LOCATION: 150 Flagler Drive Palm Coast, Florida 32137 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“ Proposed Budget ”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“ District Manager's Office ”), during normal business hours, or by visiting the District's website at tomokacdd.com. The public hearing and meeting are open to the public and will be conducted in ac- cordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the re- cord at the public hearing and/or meeting. There may be occasions when Board Su- pervisors or District Staff may participate by speaker telephone. Any person requiring special accommo- dations at the public hearing or meeting be- cause of a disability or physical impairment should contact the District Manager's Of- fice at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accord- ingly, 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 Vivian Carvalho Jun. 19/26 25-00208V	

FIRST INSERTION	
CITATION BY PUBLICATION THE STATE OF TEXAS TO UNKNOWN HEIR OF ADAM SAMS WEEDY, DECEASED, INCLUDING JAMES EDWARD WEEDY IN PROBATE COURT #2, TRAVIS COUNTY, TEXAS. CAUSE NO. C-1-PB-24-000738 RUFUS DORSEY SAMS, III filed an APPLICATION TO DETERMINE HEIRSHIP AND FOR LETTERS OF INDEPENDENT, OR IN THE ALTER- NATIVE, DEPENDENT ADMINISTRA- TION in the above-numbered and -entitled estate on March 27, 2024 , requesting that the Court determine who are the heirs and only heirs of Adam Sams Weedy, Deceased , and their respective shares and in- terests in such estate. All unknown heirs and any other persons interested in this estate are cited to appear before this Court <i>by filing a written contest or answer</i> to this application if they want to do so. The Court may act on this applica- tion at any time at the Probate Court #2 , Probate Courthouse, 200 West 8th Street, Austin, Texas 78701, on or after 10:00 a.m. on the first Monday after the expiration of ten days from the publication date of this ci- tation. Therefore, to ensure consideration, any contest, answer, or other response must be filed with the Travis County Clerk in case number C-1-PB-24-000738 , styled IN THE ESTATE OF Adam Sams Weedy, DECEASED <i>on or before the above-noted date and time</i> . If this citation is not served within 90 days after it is issued, it must be returned unserved. Given under my hand and seal on this the 6th day of June, 2025 , DYANA LIMON-MERCADO County Clerk Travis County, Texas 200 West 8th Street, Ste. 140 Austin, TX 78701 P.O. Box 149325 Austin, Texas 78714-9325 (SEAL) By: CE Warren June 19, 26, 2025 25-00156G	

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

Visit observerlocalnews.com/tributes to submit your tribute



FIRST INSERTION	
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF INTENT TO ISSUE PERMIT The Department of Environmental Protection gives notice of its intent to issue a permit to City of Flagler Beach, Mr. Dale Martin , City Manager, 105 South 2nd Street, Flagler Beach, Florida 32136 to operate Flagler Beach WWTF, which is an existing 1.0 MGD annual average daily flow permitted capacity domestic waste- water treatment facility. The final effluent after treatment will be discharged to Intracoastal Waterway (Class III, marine water, WBID 2363J). The facility is located at latitude 29° 28' 16.4" N, longitude 81° 8' 29.19" W at 2000 Avenue A, Flagler Beach, Florida 32136 in Flagler County. The Department has assigned permit file number FL0026611-021-DW1P to the proposed project. The intent to issue and application file are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Fri- day, except legal holidays, at the Department's Northeast District Office, 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256, at phone num- ber (904)256-1700. NOTICE OF RIGHTS The Department will issue the permit unless a petition for an administra- tive hearing is timely filed under Sections 120.569 and 120.57, F. S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application. Petition for Administrative Hearing A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F. S. Pursuant to Rules 28-106.201 and 28-106.301 , F. A. C., a peti- tion for an administrative hearing must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any e-mail address, any facsimile number, and tele- phone number of the petitioner, if the petitioner is not represented by an attor- ney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how the petitioner received notice of the Depart- ment's agency decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explana- tion of how the alleged facts relate to the specific rules or statutes; and (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action. The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3 900 Commonwealth Boulevard, Mail S tation 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing. Time Period for Filing a Petition Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F. S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F. S., or to intervene in this proceeding and participate as a party to it. Any subsequent interven- tion (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F. A. C. Extension of Time Under Rule 62-110.106(4), F. A. C. , a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation Mediation is not available in this proceeding. Jun. 19 25-00211F	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000228 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LINDA S. GREENE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 06, 2025, and entered in 2024 CA 000228 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LINDA S. GREENE are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on July 11, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 30, PLANTATION BAY 1-A, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 40 THROUGH 48, IN- CLUSIVE, OF THE PUBLIC RE- CORDS OF FLAGLER COUNTY,	FLORIDA. Property Address: 30 LANDINGS LN #30, ORMOND BEACH, FL 32174 Any person claiming an interest in the sur- plus from the sale, if any, other than the property owner as of the date of the lis pen- dens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to ac- cess court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 13 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-196649 - RaO June 19, 26, 2025 25-00153G

FIRST INSERTION	
TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REG-ULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (“ Board ”) of the Tomoka Community Development Dis- trict (“ District ”) will hold a public hearing and regular meeting as follows: DATE: July 8, 2025 TIME: 4:00 p.m. LOCATION: 150 Flagler Drive Palm Coast, Florida 32137 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“ Proposed Budget ”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“ District Manager's Office ”), during normal business hours, or by visiting the District's website at tomokacdd.com. The public hearing and meeting are open to the public and will be conducted in ac- cordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the re- cord at the public hearing and/or meeting. There may be occasions when Board Su- pervisors or District Staff may participate by speaker telephone. Any person requiring special accommo- dations at the public hearing or meeting be- cause of a disability or physical impair- ment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please con- tact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accord- ingly, 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 Vivian Carvalho Jun. 19/26 25-00208F	

FIRST INSERTION	
AMENDED NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 807 Division 48 IN RE: ESTATE OF ESTELLE PATRICIA KENNEDY Deceased. The administration of the estate of Estelle Patricia Kennedy, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representa- tive's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE- FORE THE LATER OF 3 MONTHS AF- TER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de- cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO- TICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. 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 June 19, 2025. Personal Representative: Rev. Dr. Kenneth Davis 297 Bouldin Road Ridgeway, Virginia 24148 Attorney for Personal Representative: Diane A. Vidal Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVIDal@legalteamforlife.com Secondary E-Mail: Proserv@legalteamforlife.com June 19, 26, 2025 25-00159G	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025 CP 000330 IN RE ESTATE OF: TOBY MARIO SANGANGELO, Deceased The administration of the estate of TOBY MARIO SANGANGELO, deceased, whose date of death was April 17, 2025, is pend- ing in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1789 E. Moody Blvd., Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the per- sonal 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 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 de- mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO- TICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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. The date of first publication of this notice is June 12, 2025. Personal Representative: /s/Neal Wasserman Neal Wasserman Attorney for Personal Representative: CIPPARONE & CIPPARONE, P.A. 1525 International Parkway, Suite 1011 Lake Mary, Florida 32746 Telephone: (321) 275-5914 Facsimile: (321) 275-5931 /s/ Paul C. Cipparone Paul C. Cipparone Florida Bar No.: 84084 PCipparone@cipparonepa.com June 12, 19, 2025 25-00150G	

A NEW & AFFORDABLE OPTION

PUBLIC NOTICES

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


For rates and information, call 386-447-9723

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 270 Division 48 IN RE: ESTATE OF ALFRED C. MCMASTER, JR. Deceased. The administration of the estate of Alfred C. McMaster, Jr., deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Flagler County, Flor- ida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representa- tive's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE- FORE THE LATER OF 3 MONTHS AF- TER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de- cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO- TICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. 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 June 19, 2025. Personal Representative: Stephen A. McMaster 188 E. 12th Place Somerton, Arizona 85350 Attorney for Personal Representative: Diane A. Vidal Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVIDal@legalteamforlife.com Secondary E-Mail: Proserv@legalteamforlife.com June 19, 26, 2025 25-00160G	

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000267 Division 48 IN RE: ESTATE OF RONALD R. MITCHELL Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Ronald R. Mitchell, de- ceased, File Number 2025 CP 000267, by the Circuit Court for Flagler County, Flor- ida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was March 8, 2025; that the total value of the estate is \$43,000 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Winston J. Mitchell 18 Warren Place Palm Coast, FL 32164 Deborah Johnson 15 New Oak Leaf Drive Palm Coast, Florida 32137 Sharon Bowden 69 Porcupine Drive Palm Coast, Florida 32164 Ronnie Mitchell 259 Cypress Trail Drive Ormond Beach, Florida 32174 ALL INTERESTED PERSONS ARE NO- TIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full pay- ment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND- ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE- DENT'S DATE OF DEATH IS BARRED. The date of first publication of this No- tice is June 12, 2025. Person Giving Notice: Winston J. Mitchell 18 Warren Place Palm Coast, Florida 32164 Attorney for Person Giving Notice Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702 E-Mail: DVIDal@legalteamforlife.com Secondary E-Mail: Proserv@legalteamforlife.com June 12, 19, 2025 25-00149G	

FIRST INSERTION	
TOMOKA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REG-ULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors (“ Board ”) of the Tomoka Community Development Dis- trict (“ District ”) will hold a public hearing and regular meeting as follows: DATE: July 8, 2025 TIME: 4:00 p.m. LOCATION: 150 Flagler Drive Palm Coast, Florida 32137 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“ Proposed Budget ”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“ District Manager's Office ”), during normal business hours, or by visiting the District's website at tomokacdd.com. The public hearing and meeting are open to the public and will be conducted in ac- cordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the re- cord at the public hearing and/or meeting. There may be occasions when Board Su- pervisors or District Staff may participate by speaker telephone. Any person requiring special accommo- dations at the public hearing or meeting be- cause of a disability or physical impair- ment should contact the District Manager's Of- fice at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accord- ingly, 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 Vivian Carvalho Jun. 19/26 25-00208V	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN, that Buf- falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The cer- tificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows: Certificate No:2019 / 239 Year of Issuance:2019 Description of Property: Lot 2, block 35 of Daytona North, according to the plat thereof as re- corded in Map Book 10, Pages 1-15, of the Public Records of Flagler County, Florida. Name in which assessed: JOHN MATTHEWS III 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 8th day of July, 2025 at 9 a.m. Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Jannet Dewberry, Deputy Clerk File # 25-003 TDC May 29, Jun 5/12/19 25-00143F	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN, that JOY OPHEIM the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The cer- tificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows: Certificate No:2018 / 554 Year of Issuance:2018 Description of Property: LOT 3, IN BLOCK 149, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGES 1-15, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA Name in which assessed: ARDITH P BOGLER TRUSTEE 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 8th day of July, 2025 at 9 a.m. Tom Bexley Clerk of the Circuit Court & Comptroller of Flagler County, FL By: Stephanie Tolson, Deputy Clerk File # 25-002 TDC May 29, Jun. 5/12/19 25-00098F	

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