VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the Cities of Daytona Beach and Ormond Beach, and Unincorporated Areas of Volusia County, Florida, Case No. 24-04-4524P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/flm/BFE_Status/bfe_main.asp , or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

Jul. 3/10 25-00071V

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 32313 CICI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST,
Plaintiff, vs.
BONADIES ANTHONY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2025, and entered in 2023 32313 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST is the Plaintiff and ANTHONY BONADIES; COUNTY OF VOLUSIA; LUZ BONADIES 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 25, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 23, IMPERIAL HEIGHTS, ACCORDING TO THE MAP AS RECORDED IN MAP BOOK 25, PAGE 211, PUBLIC RECORDS OF VOLUSIA COUNTY.

Property Address: 2929 ANCHOR DR, ORMOND BEACH, FL 32176

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 26 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\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
24-213486 - MiM
July 3, 10, 2025 25-00292I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11527 CIDL
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-NCM1,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE S. NEVILLE, DECEASED; BRIAN NEVILLE,
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Lorraine S. Neville, deceased
2829 Willow Oak Drive
Edgewater, Florida 32141

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida:

LOTS 13067, 13068 AND 13069, BLOCK 419, FLORIDA SHORES NO. 20, (REVISED), ACCORDING TO MAP IN BOOK 19, PAGE 240, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

Street Address: 2829 Willow Oak Drive, Edgewater, Florida 32141

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before JUL 23, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on JUN 23, 2025.

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400168
July 3, 10, 2025 25-00296I

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 Coastal Tax, located at 31 Julie Drive, in the City of Ormond Beach, Volusia County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of June, 2025.
EBS Accounting, Inc.
Jul. 3 25-00073V

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 Fresh n' Clean Trash Can Cleaning, located at 311 N. Tymber Creek Rd, 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 1st day of July, 2025.
Richard's Window Repair Service, Inc.
Jul. 3 25-00074V

FIRST INSERTION

NOTICE TO CREDITORS
(**Formal Administration**)
IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2025-11698-PRDL
DIVISION: 10
IN RE: The Estate of JOHN D. COLLINS, SR., Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of JOHN D. COLLINS, SR., deceased, whose date of death was August 28, 2024, and whose social security number is XXX-XX-0985, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this Notice is July 3, 2025.

/s/ John D. Collins, Jr.
JOHN D. COLLINS, JR.,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian .
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
July 3, 10, 2025 25-00293I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
CASE No. 2023 11751 CIDL
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
PLAINTIFF, VS.
JAMES GRAY, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 18, 2025 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on August 26, 2025, at 11:00 AM, at www.volusia.realforeclose.com for the following described property:

LOT 15, IN BLOCK 245, OF DELTONA LAKES, UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, AT PAGES 127 THROUGH 138, 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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096 , 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmpplc.com
By:
July 3, 10, 2025 25-00289I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025 11283 PRDL
IN RE: ESTATE OF CARYL K. CARLIG Deceased.

The Administration of the estate of CARYL K. CARLIG, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other personals having claims or demands against decedent's estate on whom a copy of this notice is requires to be served must file 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 the 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 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 July 3rd, 2025.

DocuSigned by:
/s/ Holly Hussey
HOLLIS HUSSEY
aka HOLLY HUSSEY,
Personal Representative
3100 John Anderson Dr.,
Ormond Beach, FL 32176
/s/ Kayla S. Jacobs, Esq.
Attorney for Personal Representative
Florida Bar No. 1055060
Saydah Law Firm
7250 Red Bug Lake Rd., Suite 1012
Oviedo, Florida 32765
Phone:407-956-1080
Facsimile: 407-956-1081
notification@saydahlawfirm.com
kayla@saydahlawfrm.com
July 3, 10, 2025 25-00294I

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. 2023-12104 CIDL
Freedom Mortgage Corporation,
Plaintiff, vs.
Byron Howard, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-12104 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Byron Howard; Unknown Spouse of Byron Howard; Laurie A Hardin; Kevin W Hardin; Dividend Solar Finance LLC; Oakhurst Homeowners Association of Volusia County, Inc. 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 12th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 82, OAKHURST GOLF ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 51, PAGES 59 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 801206000820

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 assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days;if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración 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 comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia 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 INFORMACION JUDICIAL

Dated this 27th 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-F01306
July 3, 10, 2025 25-00290I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-011821
IN RE: ESTATE OF TUCKER MORGAN DOCKINS, Deceased.

The administration of the Estate of Tucker Morgan Dockins, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Avenue, Deland, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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 July 3, 2025.

Personal Representative:
Steven G. Dockins
2910 N. Halifax Avenue
Daytona Beach, Florida 32118
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
July 3, 10, 2025 25-00295I

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 11009 CICI
LOANDEPOT.COM, LLC
Plaintiff, v.
GERALDINE F MARTIN, ET AL.
Defendants.

TO: GERALDINE F MARTIN,
Current residence unknown, but whose last known address was:
106 KENT CT, PORT ORANGE, FL 32127-5933

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Volusia County, Florida, to-wit:

LOT 12, CAMBRIDGE SUBDIVISION, UNIT II, AS PER MAP RECORDED IN MAP BOOK 33, PAGE 97, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before JUL 23 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 6043, DeLand, FL 32721-6043, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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.

WITNESS my hand and seal of the Court on this 23rd day of June, 2025.

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

eXL Legal, PLLC
Attorney for Plaintiff
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
1000010842
July 3, 10, 2025 25-00297I

OFFICIAL COURT HOUSE WEBSITES:
FLAGLER COUNTY
flaglerclerk.com
VOLUSIA COUNTY
clerk.org

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 21303 CODL
TD BANK, N.A., a national banking association,
Plaintiff, vs.
ESTATE OF ESTEBAN MUNIZ; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ESTEBAN MUNIZ; LINDA CARABALLO; UNKNOWN SPOUSE OF LINDA CARABALLO, IF ANY; and VILLA VILLAR HOME OWNERS ASSOCIATION, INC.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure dated June 12, 2025, and entered in Case No. 2024 21303 CODL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein TD Bank, N.A., is Plaintiff, and Estate of Esteban Muniz, et al. are Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 a.m. on August 4, 2025, the following described property as set forth in said Consent Final Judgment of Foreclosure, to wit:

UNIT NO. 3 OF VILLA VILLAR CONDOMINIUM NO. ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1709, PAGE 1092, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN PLAT BOOK 33, PAGE 14, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 701654010030

Property Address: 3 Villa Villar Court, Unit 0030, Deland, FL 32724

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

DATED this 23rd day of June, 2025.
DUANE MORRIS LLP
Counsel for Plaintiff TD Bank, N.A.
By: /s/ Danielle Rundlett Burns
Danielle Rundlett Burns
Florida Bar No.: 0722561
Duane Morris LLP
5100 Town Center Circle, Suite 400
Boca Raton, FL 33486
Telephone: (561) 962-2119
Facsimile: (561) 962-2101
E-mail: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
DM1\16755846.1
July 3, 10, 2025 25-00291I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11742 PRDL
Division 10
IN RE: ESTATE OF JOSEPH PINKNEY HAVNER, JR. Deceased.

The administration of the estate of Joseph Pinkney Havner, Jr., deceased, whose date of death was May 12, 2018, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 July 3rd, 2025.

Personal Representative:
DYANNE CARRICO HAVNER
506 PINEWOOD ST
ORMOND BEACH, Florida 32176
Attorney for Personal Representative:
Robert Kit Korey
Attorney
Florida Bar Number: 147787
KOREY LAW, P.A.
595 W. Granada Blvd.
Suite A
ORMOND BEACH, FL 32174
Telephone: (386) 677-3431
Fax: (386) 673-0748
E-Mail: KIT@koreylawpa.com
Secondary E-Mail:
dwargo@koreylawpa.com
July 3, 10, 2025 25-00299I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12124 PRDL
Division 10
IN RE: ESTATE OF
Bruce Michael Robinson
Deceased.

The administration of the estate of Bruce Michael Robinson, deceased, whose date of death was November 29th, 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is July 3, 2025.

Petitioner:
BARBARA A. ROBINSON
c/o Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Attorney for Petitioner
MARK F. MOSS, ESQ.
Florida Bar Number: 119573
Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Telephone: (904) 329-7242
E-Mail 1: Service@markmosslaw.com
E-Mail 2: mark@markmosslaw.com
July 3, 10, 2025 25-00301I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025 11280 PRDL
DIV. 10
IN RE: ESTATE OF
PEDRO JUAN ALBINO FELICIANO
a/k/a PEDRO J. ALBINO,
Deceased.

The administration of the Estate of PEDRO JUAN ALBINO FELICIANO a/k/a PEDRO J. ALBINO, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which 101 N. Alabama Avenue, Deland, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The date of first publication of this notice is July 3, 2025.

Personal Representative:
Alexis Albino
3583 E. Koval Drive
Kingman, Arizona 86409
Attorney for Personal Representative:
Laura Lavie, Esq.,
Florida Bar Number 534080
20801 Biscayne Boulevard, Suite 304
Aventura, FL 33180
(305) 407-1696
laura@lavielaw.com
July 3, 10, 2025 25-00300I

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
N THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2024 11866 CIDL
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC3,
Plaintiff, vs.
NANCY L. TARECO; ET AL,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 12, 2025, and entered in Case No. 2024 11866 CIDL of the Circuit Court in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC3 is Plaintiff and NANCY L. TARECO; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE CIT GROUP/CONSUMER FINANCE, INC.; 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, 11:00 a.m., on September 11, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 5, BLOCK 697, DELTONA LAKES, UNIT THIRTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 92 THROUGH 95, 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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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 ACCOMMODATIONS BY 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, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, 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 INFORMACION JUDICIAL

DATED June 30, 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
1496-201271 / SM2
July 3, 10, 2025 25-00298I

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023 32252 CICI
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
JEFFREY BLOUGH A/K/A JEFFREY QUENTIN BLOUGH A/K/A JEFF QUENTIN BLOUGH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2024 in Civil Case No. 2023 32252 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Jeffrey Blough a/k/a Jeffrey Quentin Blough a/k/a Jeff Quentin Blough, 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 23rd day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, ROWLADER'S FIFTH ADDITION, according to the plat thereof as recorded in Map Book 5, Page 14, 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: MRService@mccalla.com
Fla. Bar No.: 146803
23-05713FL
June 26; July 3, 2025 25-00287I

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

ON TARGET
MARKETPLACE PLUS
Call 386-447-9723 to reserve your ad
classifieds.palmcoastobserver.com

Your subscription feeds your neighbors.

grace Community Food Pantry
Flagler County: Your $20 will be used to purchase $100 worth of food.

The Jerry Doliner FOOD BANK
Ormond Beach: Your $20 feeds a family for 2 weeks.

Observer FUNDRAISING
How it works:
1. You subscribe for $52.
2. The Observer gives your food pantry $20.
3. You get the news on your driveway every week for a year.

Subscribe today!
Call 386-447-9723.
Visit observerlocalnews.com/subscribe/
Offer valid through July 9 , 2025.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2023 11685 CIDL
TD BANK, N.A., a national banking association,
Plaintiff, vs.
TODD MORGAN; TABITHA MORGAN; TENANT #1 (4450 Mills Road, Deland, Florida 32724) and UNKNOWN TENANT(S) IN POSSESSION, IF ANY (4440 Mills Road, Deland, Florida 32724),
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order Granting TD Bank's Emergency Motion to Reschedule Foreclosure Sale dated May 16, 2025, and the In Rem Final Judgment of Foreclosure and Reformation of Deed dated February 18, 2025, and entered in Case No. 2023 11685 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein TD Bank, N.A., is Plaintiff, and Todd Morgan, et al, are Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 a.m. on July 15, 2025, the following described property as set forth in said In rem Final Judgment of Foreclosure and Reformation of Deed, to wit:

PARCEL 1:
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 893.68 FEET TO THE POINT OF BEGINNING; THENCE S 84°21'29" W, A DISTANCE OF 295.03 FEET TO A POINT; THENCE N 07°49'28" E, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 79°44'00" E, A DISTANCE OF 306.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.
PARCEL 2:
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, AS A POINT OF REFERENCE; THENCE N 00°58'53"W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 793.65 FEET TO THE POINT OF BEGINNING; THENCE S 89°20'19" W, A DISTANCE OF 285.12 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 84°21'29" E, A DISTANCE OF 295.03 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.
PARCEL 3:
A PORTION OF LOTS 12 AND 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION AS A POINT OF REFERENCE; THENCE N 00°58' 53"W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 641.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°10'07" W, A DISTANCE OF 237.04 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 54.90 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 111.74 FEET TO A POINT; THENCE N 89°20'19" E, A DISTANCE OF 285.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.
PARCEL 4:
A PORTION OF LOTS 12, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 493.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°34'42" W, A DISTANCE OF 116.65 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 190.38 FEET TO A POINT; THENCE N 89°10'07" E, A DISTANCE OF 237.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 148.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET
Now known as:
PARCEL 1 -A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH. RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00"58'53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 644.06 FEET TO THE POINT OF BEGINNING; THENCE S89°38'15"W A DISTANCE OF 141.15 FEET; THENCE N00°57'04"W A DISTANCE OF 235.43 FEET; THENCE S89°38'15"W A DISTANCE OF 50.00 FEET; THENCE S00°57'04"F. A DISTANCE OF 165.01 FEET; THENCE S89°38'15"W A DISTANCE OF 81.88 FEET; THENCE N08°27'08"W A DISTANCE OF 261.74 FEET; THENCE N79"25'30"E A DISTANCE OF 306.98 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF WAY LINE OF MILLS ROAD; THENCE S00"58'53'E ALONG SAID EAST LINE OF LOT 13 AND ALSO ALONG SAID WEST RIGHT OF WAY LINE OF MILLS ROAD, A DISTANCE OF 350.28 FEET TO THE POINT OF BEGINNING;
AND
PARCEL 2 - A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00°58' 53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 493.65 FEET TO THE POINT OF BEGINNING; THENCE S89"38'15"W A DISTANCE OF 116.53 FEET; THENCE N40"29'47"W, A DISTANCE OF 127.77 FEET; THENCE N39°06' 15"W, A DISTANCE OF 114.65 FEET; THENCE N08"27'08"W, A DISTANCE OF 34.06 FEET; THENCE N89°38'15" E, A DISTANCE OF 81.88 FEET; THENCE N00"57'04"W A DISTANCE OF 165.01 FEET; THENCE N89"38'15"E A DISTANCE OF 50.00 FEET; THENCE S00°57'04"E A DISTANCE OF 235.43 FEET; THENCE N89°38'15"E A DISTANCE OF 141.25 FEET TO A POINT ON THE EAST LINE OF LOT 12 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD; THENCE S00°58'53'E ALONG SAID EAST LINE OF LOT 12 AND ALSO ALONG SAID WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING.
PARCEL IDENTIFICATION NUMBERS: 603908000111 and 603908000122
Property Addresses: 4450 Mills Road, Deland, Florida 32724, and 4440 Mills Road, Deland, Florida 32724 [1]

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

DATED this 12th day of June, 2025.
DUANE MORRIS LLP
Counsel for Plaintiff TD Bank, N.A.
By: /s/ Danielle Rundlett Burns
Danielle Rundlett Burns
Florida Bar No.: 0722561
Duane Morris LLP
5100 Town Center Circle, Suite 400
Boca Raton, FL 33486
Telephone: (561) 962-2119
Facsimile: (561) 962-2101
E-mail: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
[1] The last vesting deed split the subject property into two separate parcels (603908000111 and 603908000122), both of which are encumbered by TD Bank's mortgage.
June 26; July 3, 2025 25-00280I

SECOND INSERTION

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 11860 CIDL
FLAGSTAR BANK, N.A.,
Plaintiff, vs.
KYLE MANDAL MASON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; 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 a Summary Final Judgment of foreclosure dated June 5, 2025, and entered in Case No. 2023 11860 CIDL of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, N.A. is Plaintiff and KYLE MANDAL MASON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; 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, 11:00 a.m., on July 22, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, BLOCK 251, DELTONA LAKES UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 127 THROUGH 138, 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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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 ACCOMMODATIONS BY 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, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, 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 INFORMACION JUDICIAL

DATED June 18, 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
1463-192857 / TM1
June 26; July 3, 2025 25-00281I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11599 PRDL
Division 10
IN RE: ESTATE OF NANCY LEE AUBREY, aka NANCY L. AUBREY
Deceased.

The administration of the estate of Nancy Lee Aubrey, also known as Nancy L. Aubrey, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida 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 26, 2025.

Personal Representative:
Gregory Isaiah Donaldson
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Edward A. Dimayuga
Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: ed@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
June 26; July 3, 2025 25-00282I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11654 PRDL
Division 10
IN RE: ESTATE OF ROBERT D. MATHIS, aka ROBERT DAVID MATHIS
Deceased.

The administration of the estate of Robert D. Mathis, also known as Robert David Mathis , deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office ox 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida 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 26, 2025.

Personal Representative:
Vance G. Mathis
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
June 26; July 3, 2025 25-00283I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024 13012 CICI
ONSLOW BAY FINANCIAL LLC,
Plaintiff, vs.
LAURIE A CARR A/K/A LAURIE CARR, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 13, 2025 in Civil Case No. 2024 13012 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ONSLOW BAY FINANCIAL LLC is Plaintiff and Laurie A Carr a/k/a Laurie Carr, 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 16th day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit No. 307D, of THE OCEANS CLOVERLEAF NORTH CONDOMINIUMS, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3916, Page 2300, as amended from time to time, 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, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10418FL
June 26; July 3, 2025 25-00286I

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Somkiat Sriweawnetr herein described, on the 11th day of July 2025, at 10:00 a.m., on the property located at 335 Circle Drive, Deland, Volusia County, Florida 32724, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: UNKNOWN
Singlewide Mobile Home
VIN No.: UNKNOWN
Title No.: UNKNOWN
All Other Personal Property Therein

PREPARED BY:
Charles Lovings, Attorney
Vector Law PLLC
1309 Thomasville Road, Suite 302
Tallahassee, Florida 32303
Jun. 26, Jul. 3 25-00064V

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 10847 PRDL
DIVISION: 10
IN RE: ESTATE OF THOMAS SHELDON JOHNSON a/k/a THOMAS S. JOHNSON,
Deceased.

The administration of the estate of THOMAS SHELDON JOHNSON a/k/a THOMAS S. JOHNSON, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2025.

DocuSigned by:
/s/Richard Kessler
Richard Kessler,
Personal Representative
110 Cone Road
Ormond Beach, FL 32174
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
June 26; July 3, 2025 25-00284I

SECOND 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 31864 CICI
Wells Fargo Bank, N.A.,
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joy Wren Steinbaugh, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 31864 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joy Wren Steinbaugh, Deceased; Eric Daniel Steinbaugh a/k/a Eric D. Steinbaugh; The Aliki Management Association, Inc. a/k/a Aliki Management Association, Inc. 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 16th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 703 OF THE ALIKI CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1355, PAGE(S) 545, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
TAX ID: 42251500G030

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 assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days;if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración 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 comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia 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 INFORMACION JUDICIAL

Dated this 20th 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-F00464
June 26; July 3, 2025 25-00285I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10974 PRDL
Division Probate
IN RE: ESTATE OF RICHARD STEVEN SAWART
Deceased.

The administration of the estate of Richard Steven Sawart, deceased, whose date of death was September 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, 2nd Floor, Room A222, 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 26, 2025.

Personal Representative:
Steven Kenneth Sawart
10218 Huntington Ridge
Festus, Missouri 63028
Attorney for Personal Representative:
Matthew Goodwin
Florida Bar Number: 112513
Alexandra Kane
Florida Bar Number: 1039243
Attorney
GOODWIN LAW PA
9955 Tamiami Trail North, Suite 4
NAPLES, FL 34108
Telephone: (239) 207-3403
E-Mail: matt@flestatelaw.com
Secondary E-Mail:
alexandra@flestatelaw.com
June 26; July 3, 2025 25-00288I

SEVENTH 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 25-00234I

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1211
Year of Issuance:2023
Description of Property:
LOT 15 OF BLOCK 32, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, AT PAGE 30-42, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLUSIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANUAGE AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)
Name in which assessed:
BARBARA SELIGA,
STANISLAW SELIGA

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Sydney Stachurski, Deputy Clerk
File # 25-016 TDC
Jul. 3/10/17/24 25-00160F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1359
Year of Issuance:2023
Description of Property:
LOT 10, BLOCK 163, PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
64 BIRCHWOOD DRIVE TRUST

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-021 TDC
Jul. 3/10/17/24 25-00172F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 48
Year of Issuance:2023
Description of Property:
That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run 50 degrees - 10' - 00" E, along the East line of said Section 24, 2298.65 feet; Thence run due West, 4001.96 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 383 of Unit IV of the unrecorded plat of Flagler Estates.
Name in which assessed:
RICHARD A CORRADO

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 25-028 TDC
Jul. 3/10/17/24 25-00179F

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 OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 5023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1100
Year of Issuance:2023
Description of Property:
Lot 27, of Block 48, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, recorded in Map Book 9, Pages 20 through 35, inclusive of the Public Records of Flagler County, Florida.
Name in which assessed:
GREGORY CHARLES LEPERA,
PETER A LEPERA,
PETER LOUIS LEPERA

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 12th day of August, 2025 at 9 a.m

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-004 TDC
Jul. 3/10/17/24 25-00161F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 950
Year of Issuance:2023
Description of Property:
Lot 14, of bock 1, of Palm Coast, Map of Belle Terre, Section 17, according to the plat thereof, as recorded in Map Book 7, at Page 14, of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida) LOT 10, BLOCK 163, PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
FRANCIS A KELLY JR,
GAIL F KELLY

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jessie Whitley, Deputy Clerk
File # 25-022 TDC
Jul. 3/10/17/24 25-00173F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 26
Year of Issuance:2023
Description of Property:
That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0Â°-10'-00"E, along the East line of said Section 24, 2298.65 feet; Thence run due West, 371.96 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue due West, 330.00 feet; Thence run due South 165.00 feet; Thence run due East, 330.00 feet, Thence run due North, 165.00 feet to the Point of Beginning. Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 49 of Unit IV of the unrecorded plat of Flagler Estates.
Name in which assessed:
DEBBIE B BENNER,
LESTER E BENNER

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 25-029 TDC
Jul. 3/10/17/24 25-00180F

SUBSCRIBE TODAY
The Observer delivered to your driveway
Call 386.447.9723

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1509
Year of Issuance:2023
Description of Property:
LOT 17, BLOCK 2, OF PALM COAST, MAP OF SEMINOLE PARK, SECTION 60, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE(S) 48 THROUGH 55, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
ANH HOANG MILLSPAUGH

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-018 TDC
Jul. 3/10/17/24 25-00162F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 38
Year of Issuance:2023
Description of Property:
THAT PORTION OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2463.65 FEET; THENCE RUN DUE WEST 2682.44 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 264 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES. ALSO WITH: THAT PORTION OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 24, 2623.65 FEET; THENCE RUN DUE WEST, 2682.92 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST, 330.00 FEET; THENCE RUN DUE SOUTH 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 265 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES.
Name in which assessed:
FAY H LEW

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-030 TDC
Jul. 3/10/17/24 25-00181F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 2023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1372
Year of Issuance:2023
Description of Property:
Lot 10, Block 47, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, recorded in Plat Book 13, Page(s) 9 of the Public Records of Flagler County, Florida.
Name in which assessed:
29 Lansdowne Trust

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-013 TDC
Jul. 3/10/17/24 25-00218F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1197
Year of Issuance:2023
Description of Property:
LOT 5 OF BLOCK 53, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, AT PAGE 25, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 18 INCLUSIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)
Name in which assessed:
NORMA C BUENAFLOR,
RAFAEL T BUENAFLOR

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-019 TDC
Jul. 3/10/17/24 25-00166F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 951
Year of Issuance:2023
Description of Property:
LOT 15, OF BLOCK 1, OF PALM COAST, MAP OF BELLE TERRE, SECTION 17, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, AT PAGE 14, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLUSIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)
Name in which assessed:
FRANCIS A KELLY JR,
GAIL F KELLY

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-024 TDC
Jul. 3/10/17/24 25-00175F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 1555
Year of Issuance:2023
Description of Property:
Lot 17, of Block 22, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof, as recorded in Map Book 18, at Page 40 of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35 at page 528 of the Public Records of Flagler County, Florida.
Name in which assessed:
FRANCIS A KELLY JR,
GAIL F KELLY

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 25-031 TDC
Jul. 3/10/17/24 25-00182F

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 Brownies Butters, located at 78 Covington Lane, 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 27th day of June, 2025
Zero Sum Structures, LLC
Jul. 3 25-00231F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1357
Year of Issuance:2023
Description of Property:
Lot 7 of Block 163, of Palm Coast, Map of Belle Terre, Section 35, according to the plat thereof, as recorded in map book 11, at page 2 through 26, inclusive, of the Public Records of Flagler County, Florida
Name in which assessed:
70 BIRCHWOOD DRIVE TRUST

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jessie Whitley, Deputy Clerk
File # 25-017 TDC
Jul. 3/10/17/24 25-00170F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 436
Year of Issuance:2023
Description of Property:
The West 200.00 feet of the North 1139.00 feet of Tract 2, Block 3, Section 33, Township 12 South, Range 29 East, St. Johns Development Company Subdivision, as recorded in Plat Book 1, Page 7, of the Public Records of Flagler County, Florida, Less the North 50.00 feet thereof for State Road 318 Right-of-Way.
Name in which assessed:
ALYSSA K PAFFRATH,
ROBERT PAFFRATH

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jessie Whitley, Deputy Clerk
File # 25-026 TDC
Jul. 3/10/17/24 25-00177F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 779
Year of Issuance:2023
Description of Property:
LOT 2, BLOCK 3, REVISED SUBDIVISION OF COUNTRY CLUB COVE - SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 4 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
JONATHAN EDELMAN

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-032 TDC
Jul. 3/10/17/24 25-00183F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 1554
Year of Issuance:2023
Description of Property:
Lot 16, of Block 22, of Palm Coast, Map of Laguna Forest, Section 64, according to the plat thereof, as recorded in Map Book 18, at Page 40 of the Public Records of Flagler County, Florida. (For Sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35 at page 528 of the Public Records of Flagler County, Florida.
Name in which assessed:
FRANCIS A KELLY JR,
GAIL F KELLY

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 12th day of August, 2025 at 9 a.m

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 25-033 TDC
Jul. 3/10/17/24 25-00184F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 837
Year of Issuance:2023
Description of Property:
LOT 5, OF BLOCK 26, OF PALM COAST, MAP OF FLORIDA PARK, SECTION 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 6, AT PAGE 40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLUSIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)
Name in which assessed:
FRANCIS A KELLY JR,
GAIL F KELLY

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-020 TDC
Jul. 3/10/17/24 25-00171F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 1418
Year of Issuance:2023
Description of Property:
LOT 23, BLOCK 62, PALM COAST, MAP OF ULYSSES TREES, SECTION 57, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 17, PAGE(S) 24 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
ALEXEY KUZNECHIKHIN,
GENNADY NECHAEV

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-027 TDC
Jul. 3/10/17/24 25-00178F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 1479
Year of Issuance:2023
Description of Property:
Lot 4, Block 79, Section 58, Seminole Park - Section 58 Seminole Woods at Palm Coast. Recorded in Plat Book 2055, Page 1159 of the Public Records of Flagler County, Florida.
Name in which assessed:
BRIAN MURRAY,
JONATHAN MURRAY,
KURT MURRAY

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 25-034 TDC
Jul. 3/10/17/24 25-00185F

FIRST INSERTION

NOTICE OF PUBLIC SALE

Palm Coast Auto Repair gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 8/4/2025 at 8:30 AM at 11 Hargrove Grade Ste A, Palm Coast, FL 32137 (386) 445-2205. For $2770.44 payment in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids

2016 VOLK
VIN# WVGBV7AX0GW605203
Jul. 3 25-00230F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1507
Year of Issuance:2023
Description of Property:
RESERVED PARCEL "G-4" OF THE SUBDIVISION PLAT SEMINOLE PARK - SECTION 59, SEMINOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 19, PAGES 41 THROUGH 50 AND MAP BOOK 20, PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
LAURA WAY,
MICHAEL S MALCOLM-SMITH

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 25-023 TDC
Jul. 3/10/17/24 25-00174F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 5023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1444
Year of Issuance:2023
Description of Property:
Lot 8, Block 33, Subdivision Plat, Seminole Park - Section - 58, Seminole Woods at Palm Coast, according to the plat thereof as recorded in Map Book 19, Pages 26 through 40, inclusive of the Public Records of Flagler County, Florida.
Name in which assessed:
CURLIE BECTON,
PEGGY L CARTER

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 25-005 TDC
Jul. 3/10/17/24 25-00186F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 1228
Year of Issuance:2023
Description of Property:
Lot 10, Block 9, Palm Coast, Royal Palms Section 31, according to the map or plat thereof as recorded in Plat Book 10, Pages 43 through 53, inclusive, Public Records of Flagler County, Florida.
Name in which assessed:
KIMBERLY A TORCHIO

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 12th day of August, 2025 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Tiffani Smith, Deputy Clerk
File # 25-035 TDC
Jul. 3/10/17/24 25-00196F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 5023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1589
Year of Issuance:2023
Description of Property:
Lot 32, of Block 36, of Palm Coast, Map of Ulysses Trees, Section 57, according to the Plat thereof as recorded in Map Book 17, Page 20 of the Public Records of Flagler County, Florida.
Name in which assessed:
Donna Pinnock Brown,
Patricia Thompson

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-012 TDC
Jul. 3/10/17/24 25-00217F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 5023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 722
Year of Issuance:2023
Description of Property:
Lot 45, Ocean Hammock Parcel A-5 Plat One, according to the plat thereof, recorded in Plat Book 33, Page 20, of the Public Records of Flagler County, Florida.
Name in which assessed:
Laura Castro Mora, Sherman Barnes

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-008 TDC
Jul. 3/10/17/24 25-00213F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 2023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 754
Year of Issuance:2023
Description of Property:
Lot 2, of Block 4, of Palm Coast, Map of Florida Park, Section 1, according to the plat thereof, as recorded in Map Book 5, Pages 86-92, of the Public Records of Flagler County, Florida; and as amended by instrument recorded in Official Records Book 35, Page 528 of the Public Records of Flagler County.
Name in which assessed:
72 Farragut Dr Trust

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-014 TDC
Jul. 3/10/17/24 25-00219F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 5023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 696
Year of Issuance:2023
Description of Property:
Lot 5, River Oaks in the Hammock, a subdivision, according to the plat thereof, recorded in Plat Book 32, Pages 87 and 88, of the Public Records of Flagler County, Florida.
Name in which assessed:
Margarita Conde-Zuloaga

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-009 TDC
Jul. 3/10/17/24 25-00214F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 2023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1070
Year of Issuance:2023
Description of Property:
Lot 10, of Block 66, of Palm Coast, Map of Pine Grove, Section 25, according to the plat thereof, recorded in Map Book 9, Pages 1 through 18, inclusive 18, inclusive, of the Public Records of Flagler County, Florida.
Name in which assessed:
Jack Goldenberg

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-015 TDC
Jul. 3/10/17/24 25-00220F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 5023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1707
Year of Issuance:2023
Description of Property:
Unit No. 134, Building C, of European Village Commercial Condominium, a Condominium according to the Declaration of Condominium thereof recorded In Official Records Book 1239, page 1946 of the Public Records of Flagler County, Florida, and all amendments thereto, together with its undivided share in the common elements.
Name in which assessed:
European Village LLC

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-010 TDC
Jul. 3/10/17/24 25-00215F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 818
Year of Issuance:2023
Description of Property:
Lot 2, Block 3, Country Club Cove - Section 8, Palm Coast, according to the map or plat thereof as recorded in Plat Book 6, Page 28, as amended by instrument recorded in O.R. Book 35, Page 528, Public Records of Flagler County, Florida.
Name in which assessed:
Robert A Cherry, Sharon Cherry

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-036 TDC
Jul. 3/10/17/24 25-00221F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Keys Funding LLC - 5023** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No:2023 / 1238
Year of Issuance:2023
Description of Property:
Lot 10, Block 45, Palm Coast, Map of Royal Palms - Section 31, according to the Plat thereof as recorded in Map Book 10, Page (s) 43 -through 53 of the Public Records of Flagler County, Florida.
Name in which assessed:
Carol A Boileau, Kelly L Boileau, Roland J Boileau

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-011 TDC
Jul. 3/10/17/24 25-00216F

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No:2023 / 823
Year of Issuance:2023
Description of Property:
Lot 47, of Block 9, of Palm Coast, Map of Country Club Cove, Section 8D, according to the plat thereof, as recorded in Map Book 6, at Page 32 of the Public Records of Flagler County, Florida as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler Count, Florida.
Name in which assessed:
Alva L Blanks, Helen G Blanks, The Alva Leroy Blanks and Helen G Blanks Declaration of Trust

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 12th day of August, 2025 at 9 a.m.

Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 25-037 TDC
Jul. 3/10/17/24 25-00222F

FIRST INSERTION

NOTICE OF ADOPTION OF AN ORDINANCE CREATING THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

Pursuant to Section 190.00(1)(d), Florida Statutes, the City of Palm Coast City Council members hereby provide notice of consideration of a petition by Lighthouse Palm Coast Holdings, LLC, seeking the creation of the Lighthouse Community Development District and possible adoption of the following Ordinance titled similar to:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, ESTABLISHING THE CREATION OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING THE INITIAL BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND APPROVING FOR AN EFFECTIVE DATE

Public hearing on the above-captioned matter will be held as follows:

The City Council will hold two (2) public hearings on the proposed Community Development District on July 15, 2025 at 9:00 a.m. and August 5, 2025 at 6:00 p.m., or as soon thereafter as possible, all in the Community Wing of the City of Palm Coast City Hall located at 160 Lake Ave., Palm Coast, Florida.

A copy of this notice and the file relating to the public hearing are available by contacting the City Clerk at 386-986-3713. The public is encouraged to participate in the processes and procedures of the City.

Members of the pubic who wish to submit comments, exhibits, or other documents for consideration at the Public Hearing may submit them to the following: CityClerk@palmcoastgov.com. The e-mail should indicate that they are intended for public participation and may be submitted up until 5 pm the day before the meeting. The City reserves the right to redact or reject Documentary Evidence containing obscene material or material that is confidential pursuant to state law.

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

In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.

LOCATION MAP OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT

July 3, 10, 17, 24, 2025 25-00168G

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* and in connection with its anticipated ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Colbert Landings Community Development District (the "District") hereby gives the public notice of its intent to: (1) establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"); and (2) adopt rules establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule").

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, *Florida Statutes* (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes* (2024), as amended.

A copy of the proposed Amenity Rates and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010

Daniel Rom, District Manager
Colbert Landings Community Development District
July 3, 2025 25-00167G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
IN RE:
EDWARD A. NOVALIS AND MADELINE G. NOVALIS DECLARATION OF TRUST DATD MARCH 9, 22005, AS AMENDED MAY 9, 2012, APRIL 12, 2021 AND MARCH 11, 2025
EDWARD A. NOVALIS, Deceased.

The administration of the Edward A. Novalis and Madeline G. Novalis Declaration of Trust, the Grantor being Edward A. Novalis, deceased, whose date of death was March 22, 2025, is pending in Flagler County, Florida. The names and addresses of the trustee and the trustee's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's trust estate on whom a copy of this notice is required to be served must submit their written claims to the attorney for the trustee 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 trust estate must submit their written claims to the attorney for the trustee WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SUBMITTED 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 July 3, 2025.

Trustee:
Stefanie L. Kubitz
198 Heather Lane
Wyomissing, PA 19610
Attorney for Trustee:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd., Suite 101
Daytona Beach, FL 32117
July 3, 10, 2025 25-00166G

FIRST INSERTION

NOTICE OF PUBLIC AUCTION

Date: Monday, July 14, 2025
Address: 275 Cemetery Rd,
Bunnell, FL 32110
Time: 2:00 PM Local Time

By virtue of default by
CJI, LLC & CJI LLC

(Individually and collectively "Client"), under a Negotiable Promissory Note and Security Agreement(s), Security Agreement(s) Promissory Note(s), Lease Agreement(s) and related documents dated November 22, 2022; May 26, 2023 January 9, 2025, payable to Commercial Credit Group Inc. ("CCG"), which obligation is secured by the property described below (the "Equipment"), CCG will sell at Public Auction, to the highest bidder, AS-IS, WHERE-IS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, all of its right, title and interest to the following Equipment:

(1) 2007 Wabash Dry Van Trailer VIN: 1JJV532W57L057336

Terms:

Successful bidder must pay 25% of purchase price at time of sale via cash, certified or acceptable bank check, with the balance payable in good funds on the next business day, unless:

1. The bidder has pre-qualified by presenting CCG with a written non-contingent, lending commitment from a source and in a form acceptable to CCG in its sole discretion, in which case we will entertain bids up to the amount of such written commitment; or

2. The bidder has obtained from CCG written credit approval in advance of the scheduled public sale.

CCG reserves the right to bid at the sale. Contact Herb Orengo at (630) 718-4864 for additional information or to arrange an inspection of the Equipment.

Jul. 3/10 25-00232F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000384
IN RE: ESTATE OF ROBERT D. GOSSELIN
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: ROBERT D. GOSSELIN, File Number 2025-CP-000384.

The address of the court where this probate is pending is: Circuit Court for Flagler County, Florida, 1769 E. Moody Blvd., Bldg. # 1, Bunnell, FL, 32110

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

Date of death of the decedent is: 11/09/2024.

The date of first publication of this notice is: July 3, 2025

The second week of publication is: July 10, 2025

Personal Representative(s):
Lucille M. Gosselin.
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
July 3, 10, 2025 25-00169G

Imagine School at Town Center
FOR IMMEDIATE RELEASE

Imagine School at Town Center today announced an amendment to its policy for serving meals to students under the [*National School Lunch / School Breakfast Programs*] for the 2025-2026 school year. All students will be served [*lunch/breakfast*] at no charge at the following sites:

ISTC
775 TOWN CENTER BLVD. PALM COAST, FL. 32164

For additional information please contact: *IMAGINE SCHOOL AT TOWN CENTER*, Attention: *Mandi Bowman, NSLP Coordinator, mandi.bowman@imagineschooltowncenter.org, 386-586-0100*,

In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, disability, age, or reprisal or retaliation for prior civil rights activity.

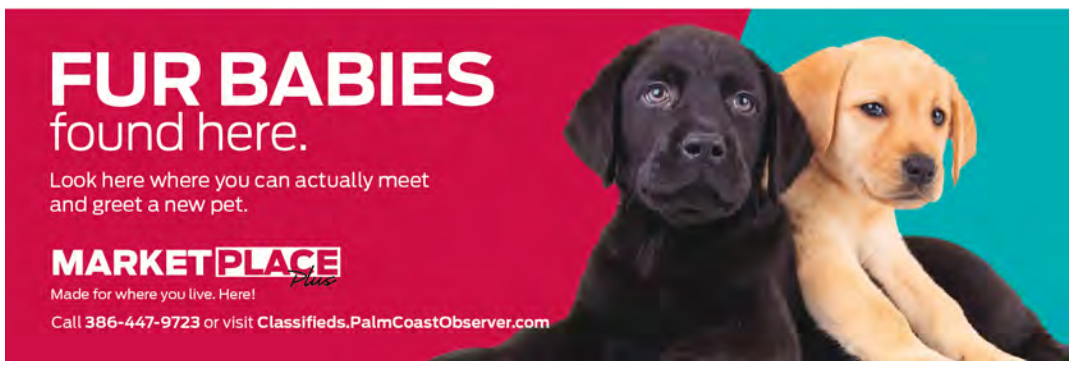
Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: https://www.usda.gov/sites/default/files/documents/USDA-OASCR%20P-Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail:
U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; or fax:
(833) 256-1665 or (202) 690-7442;
or email: program.intake@usda.gov

This institution is an equal opportunity provider.

Jul. 3 25-00229F



FIRST INSERTION

PUBLIC NOTICE

The City of Flagler Beach proposes to adopt the following ordinances entitled:

ORDINANCE NO. 2025-09

COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE THE UPDATED WATER FACILITIES SUPPLY WORK PLAN AS REQUIRED BY 163.3177, FLORIDA STATUTES; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN TO IMPLEMENT THE UPDATED WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR ADOPTION OF UPDATED POLICIES WITHIN THE COMPREHENSIVE PLAN PUBLIC FACILITIES ELEMENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO THE CAPITAL IMPROVEMENT ELEMENT PROVIDING FOR UPDATED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE AND MAKE REFERENCE TO CERTAIN STATE LEGISLATION INCLUDING THE STATE'S ADOPTION OF AND AMENDMENTS TO THE LIVE LOCAL ACT AND OTHER STATE LEGISLATION RELATED TO AFFORDABLE HOUSING, ENERGY RESOURCES, AND RESILIENCY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Public Hearings will be conducted to consider the amendments as follows:

Planning & Architectural Review Board Special Meeting, Tuesday July 15, 2025, at 5:30 p.m. or soon thereafter

City Commission Meeting (First Reading), Thursday July 24, 2025, at 5:30 p.m. or soon thereafter

City Commission Meeting (Second Reading), Thursday August 28, 2025, at 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.

Jul. 3 25-00233F

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 000549
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
JACK CALANDRINO; LISA CAMARDA; UNKNOWN SPOUSE OF JACK CALANDRINO; UNKNOWN SPOUSE OF LISA CAMARDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 20, 2025 and entered in Case No. 2024 CA 000549, of the Circuit Court of the 7th Judicial Circuit in and for FLAGLER County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and JACK CALANDRINO; LISA CAMARDA; UNKNOWN SPOUSE OF JACK CALANDRINO; UNKNOWN SPOUSE OF LISA CAMARDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. TOM W. BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: www.flagler.realforeclose.com, at 11:00 A.M., on July 25, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, OF BLOCK 72, OF PALM COAST, MAP OF BELLE TERRE, SECTION 35, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 14, 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 26th day of June 2025.

/s/ Marc Granger
Marc Granger, Esq
Florida 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.: 24-01155 NML
July 3, 10, 2025 25-00165G

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. 2022 CA 000642
Truist Bank, successor by merger to SunTrust Bank,
Plaintiff, vs.
William C. Price a/k/a Price William a/k/a William Charles Price a/k/a William Price, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022 CA 000642 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank is the Plaintiff and William C. Price a/k/a Price William a/k/a William Charles Price a/k/a William Price; Deborah M. Price are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at, www.flagler.realforeclose.com, beginning at 11:00 AM on the 5th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 38, OF PALM COAST, MAP OF ZEBULAH'S TRAIL - SECTION 63, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 24 THROUGH PAGE 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TAX ID: 07-11-31-7063-00380-0050

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.

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

Dated this 30th 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 # 22-F01449
July 3, 10, 2025 25-00170G

FIRST INSERTION

Flagler County Schools Food and Nutrition Services also known as Café EDU
FOR IMMEDIATE RELEASE

Flagler County Schools Food and Nutrition (Café EDU) today announced an amendment to its policy for serving meals to students under the Community Eligibility Provision of the National School Lunch Program for the 2025-2026 school year. All students will be served breakfast and lunch at no charge at the following sites:

Bunnell Elementary, Belle Terre Elementary, Old Kings Elementary, Rymfire Elementary, Wadsworth Elementary, Buddy Taylor Middle, Indian Trails Middle, Flagler Palm Coast High and Matanzas High

For additional information please contact: *Flagler County Food and Nutrition Services, Attention: Angela Bush, Director, 1769 E Moody Blvd, Building 2, Bunnell, Florida 32110; 386-437-7526 ext 1155 or BushA@FlaglerSchools.com*

In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, disability, age, or reprisal or retaliation for prior civil rights activity.

Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: https://www.usda.gov/sites/default/files/documents/USDA-OASCR%20P-Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail:
U.S. Department of Agriculture
Office of the Assistant Secretary
for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; or
fax:
(833) 256-1665 or (202) 690-7442; or
email:
program.intake@usda.gov
This institution is an equal
opportunity provider.
Jul. 3/10 25-00189F

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO. 2025 CA 000162
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF NORMA ALBERT, DECEASED, ET AL.
Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF NORMA ALBERT, DECEASED
Whose last known address was:
3 SAW MILL CT, PALM COAST, FL 32164-4278

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Flagler County, Florida, to-wit:

LOT 7, HAMPTONS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE(S) 90, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 30 DAYS AFTER FIRST PUBLICATION or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Kim C. Hammond Justice Center, 1769 East Moody Blvd., Bldg. 1, Bunnell, FL 32110-0787, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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.

WITNESS my hand and seal of the Court on this day of 6/16/2025.

Tom Bexley
Clerk of the Circuit Court
(SEAL) By: Margarita Ruiz
Deputy Clerk

eXL Legal, PLLC
Plaintiff's attorney
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
1000010752
July 3, 10, 2025 25-00164G

SUBSEQUENT INSERTIONS

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 17th day of July, 2025 at 10:00 AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110 Terry Leonard Jr D004 Freezer, Boxes, Furniture, Totes, Shop Vac, Cabinet, RC Cars, Micro, Bags personal goods, misc items. Edward Miller B004 Ladders, Cabinets, Row Boat, Fishing Gear, Totes, Shelving, Tools, Grinders, personal misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jun. 26, Jul. 3 25-00212F

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO: 2025CA000092
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, -vs-
WELMON B. PIPPIN,
Defendant(s)

TO: WELMON B. PIPPIN and UNKNOWN SPOUSE OF WELMON B. PIPPIN
Last Known Address: 50 Palm Harbor Parkway Unit 42, Palm Coast, FL 32137

You are notified of an action to foreclose a mortgage on the following property in Flagler County:

UNIT NO. 42, OF HARBORSIDE VILLAGE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE(S) 704, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELELMENTS.
50 Palm Harbor Parkway Unit 42, Palm Coast, FL 32137

The action was instituted in the Circuit Court, Seventh Judicial Circuit in and for Flagler, County, Florida; Case No. 2025CA000092; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Barbara Cohen-Pippin. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before (30 DAYS FROM THE FIRST PUBLICATION DATE), (Or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 5/22/2025

Flagler Clerk of the Circuit Court
As Clerk of Court
By: (SEAL) Amy Perez 5/22/2205
As Deputy Clerk

June 26; July 3, 2025 25-00163G

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CP 000303
DIVISION: 48
In re the estate of MICHAEL JOHN MORAN, Deceased.

The administration of the estate of Michael John Moran, deceased, whose date of death was October 31, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 26, 2025.

/s/ Christine Roller
Personal Representative
Christine Roller
136 Lehigh Avenue
Flagler Beach, FL 32136

/s/ Christopher J. Leddy, Jr.
HEEKIN LAW P.A.
Christopher J. Leddy, Jr., Esq.
Attorney for Petitioner
Florida Bar No.: 1022875
7220 Financial Way,
Jacksonville, FL 32256
Telephone: (904) 355-7000
Primary Email: Chris@heekinlaw.com
Secondary: Makayla@heekinlaw.com
June 26; July 3, 2025 25-00162G

SECOND INSERTION

PUBLIC NOTICE

MLTMS INC. is offering a permanent position for a Foreign Legal Consultant with expertise in Brazilian and Portuguese Law. The position is full-time, 35 hours/week, alternating shifts, at the business located at 25 Old Kings Rd N, Ste 8B in Palm Coast, Florida. The interested party must have Flagler County residency, be available for possible national and international travel and state relocation in the event of a future branch opening. Requirements: A foreign diploma/degree equivalent to a Bachelor's degree in Law, a minimum of 5 years of practice in Portuguese law and 10 years in Brazilian law, regular membership in the professional associations of both countries, experience in the areas of business and real estate law in Brazil and Portugal in immigration, registry, notary, family and international law. Proficiency in Portuguese (native or fluent) is required; Proficiency in Spanish and French (basic) is preferred. Proficiency in office suite, internet, artificial intelligence and digital marketing (user). License to drive car and motorcycle is required and the ability to visit prisons. The proposed salary: US$ 38/Hour. Send the appropriate CV for the job and receive more information by email: info@mltms.org

the portuguese version:

A MLTMS INC., oferta uma vaga de emprego permanente para Consultor Legal Estrangeiro, com expertise no Direito Brasileiro e Português. O trabalho é presencial, em tempo integral por 35 horas/semana, em turnos alternados, no estabelecimento comercial em Palm Coast, Flórida. O contratado deve residir em Flagler County, estar disponível para eventuais viagens nacionais e internacionais e mudança de estado, na hipótese de abertura de sucursal. São os requisitos: Diploma/grau estrangeiro equivalente ao Bacharel em Direito, 5 anos de experiência no Direito Português, 10 anos de experiência no Direito Brasileiro, ter inscrição regular na ordem profissional dos dois Países, experiência nas áreas do Direito Empresarial e Imobiliário no Brasil, de Imigração, Registos e Notariado em Portugal, Direito de família e internacional. Proficiência na língua estrangeira Portuguesa (nativo ou fluente) é exigido, proficiência na língua estrangeira Espanhol e Francês (básico) é preferido. Domínio do pacote office, internet, inteligência artificial e marketing digital(utilizador). Licença para conduzir carro e moto é necessário e a disponibilidade para visitar estabelecimentos prisionais. O salário proposto: US$ 38/Hora. Envie o curriculum apropriado para a ocupação no email: info@mltms.org

Jun. 26, Jul. 10 25-00228F

SECOND INSERTION

NOTICE OF PUBLIC SALE

Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 7/21/2025 at 3:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storagetreasures.com

3 Corinne Fuller
32 Kiona Gordon
333 Robert Gonzalez

Jun. 26, Jul. 3 25-00197F

10 REASONS TO SUBSCRIBE

1. Comprehensive local government reporting, with no political agenda
2. Inspiring stories of local triumphs
3. The best local sports coverage in the state, according one of our local high school athletic directors
4. Crossword puzzle!
5. Brian McMillan's award-winning"Make Yourself at Home" column
6. Reading print means less doom-scrolling on your phone
7. Multiple editors to give you the accuracy you deserve
8. Awarding winning photographers
9. Find out which local businesses are most committed to reaching you, through their advertisements
10. Letters to the editor, providing the community with a curated opinion page

Subscribe today! Call 386-447-9723