FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Tyrell M. Reed
Case No.: CD202505095/D 3407892

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

July 17, 24, 31; August 7, 2025 25-00319I

FIRST INSERTION

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE BUDGET FOR THE YEAR 2025/2026; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("**Board**") of the Walkers Green Community Development District ("**District**") will hold a public hearing on Tuesday, August 5, 2025 at 10:00 a.m. at 908 Taylor Rd, Port Orange, FL 32127 for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year ending September 30, 2026 ("**Fiscal Year 2025/2026**"). A regular Board of Supervisors meeting will also be held at that time when the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817; Ph: (407) 723-5900 ("**District Manager's Office**"), during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jane Gaarlandt, District Manager
Jul. 17/24 25-00070V

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE No.: 2025 11786 CIDL
WILLIAM H. ABEL JR.,
Plaintiff, vs.
JOSH P. MAHONEY and JAMES S. DETWILER, deceased and all others claiming by, through and under JAMES S. DETWILER, deceased,
Defendant,

TO: JAMES S. DETWILER, deceased and all others claiming by, through and under JAMES S. DETWILER, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:

Parcel 2:
The West 1/2 of the Northeast 1/4 of Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the West 25 Feet, and Less the North 25 Feet, Section 30, Township 17 South, Range 32 East, Volusia County, Florida, except any part lying within road right-of-way. AND
The East 1/2 of the Northeast 1/4 of Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the East 25 Feet, and Less the North 25 Feet, Section 30, Township 17 South, Range 32 East, Volusia County, Florida, except any part lying within road right-of-way. a/k/a Parcel ID: 723000000711 ("Parcel 2").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before Aug 21, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED this 7th day of July 2025.

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

J.D. Manzo, of Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
Jul. 17, 24, 31; Aug. 7, 2025 25-00315I

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org

FIRST INSERTION

SWI COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The SWI Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for one (1) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Volusia County and has an operating budget of approximately $85,015.00. The final contract will require that, among other things, the audit for Fiscal Year 2025 be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide three (3) hard copies of their proposal and one (1) electronic copy (flash drive) to Jane Gaarlandt, District Manager, located at 3501 Quadrangle Blvd., Suite 270, Orlando 32817, in an envelope marked on the outside "Auditing Services – SWI Community Development District." Proposals must be received by August 22, 2025, **at 12:00 p.m.**, at the office of the District Manager. Please direct all questions regarding this Request for Proposals to the District Manager, who can be reached at (407) 723-5900.

Any protest regarding the terms of this Notice, or the proposal packages on file with the District Manager, must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding weekends) after publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package pro visions.

Jane Gaarlandt
District Manager
Jul. 17 25-00072V

FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors (**"Board"**) of the Deering Park Stewardship District (the **"District"**) located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Regular Meeting on July 28, 2025 at 12:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114-4514. The meeting is being held for the necessary public purpose of considering any business that may come before the Board.

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGJiOGZkYTUtZTVjMC00NjMyLWI5NzQtNGU5ZWZmZDFjODBh%40thread.v2/0?context=%7b%22Tid%22%3a%2294348502-fda0-4a80-8edb-52bd87fa537b%22%2c%22Oid%22%3a%2250b37528-b730-4578-8935-dc90866a9569%22%7d

Meeting ID: 264 851 547 105 9
Passcode: xH6ag32U

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

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

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

District Manager
July 17, 2025 25-00325I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 10456 CICI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
DONALD F. VEIT; AMANDA L. REED; LISA A. VEIT A/K/A LISA VEIT; RICHIE J. VEIT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 08 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 65, HAWKS' RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 36, AT PAGES 95 AND 96, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 714 HAWKS RIDGE RD, PORT ORANGE, FL 32127

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

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

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

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 10 day of July 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-03030
July 17, 24, 2025 25-0314I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11831 PRDL
Division Probate
IN RE: ESTATE OF BRANDON JAMES MCGHEE
Deceased,

The administration of the estate of Brandon James McGhee, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 17, 2025.

Personal Representative:
Jocelyn Thibodaux Slater
1401 McKinney Street, Ste. 1900
Houston, Texas 77010
Attorney for Personal Representative:
Mary Conte Mollenhauer, Esq.
Florida Bar Number: 43595
CONTE MOLLENHAUER LAW FIRM
605 Crescent Executive Court, Suite 112
Lake Mary, Florida 32746
Telephone: (321) 926-3242
E-Mail: mary@marycontelaw.com
Secondary E-Mail:
cynthia@flestateparalegal.com
July 17, 24, 2025 25-00320I

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA, FLORIDA
CASE NO. 2025-010560 CICI
EQUITYMAX INC.
Plaintiff, v.
TARA J. LOFTUS, TERRA MAR VILLAGE, LLC, AND THE UNKNOWN TENANT
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Default Final Judgment of Mortgage Foreclosure entered on July 3, 2025 in CASE NO. 2025 10560 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein, the Parties are identified as Plaintiff, Equitymax, Inc., and Defendants Tara J. Loftus, Terra Mar Village, LLC, and the Unknown Tenant, that:

The Clerk of Court, Laura E. Roth, will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on August 8, 2025 at: WWW.VOLUSIA.REALFORECLOSE.COM. the following described real property as set forth in said Summary Final Judgment, to wit:

Lot 202, Block 13, Terra Mar Village Mobile Home Park Section 3, according to the plat thereof as recorded in Map Book 44, Page 187 and 188 of the Public Records of Volusia County, Florida; and being more particularly described as follows:
Being a portion of the North 970.00 feet of Lot 7, Assessor's Subdivision of the C.E. McHardy Grant, in Sections 37 and 38, Township 18 South, Range 34 East, and Township 18 South, Range35 East, Volusia County, according to the plat thereof, as recorded in Map Book 3, Page 152 of the Public Records of Volusia County, Florida and being more particularly described as follows:
As a point of reference commence at the Southeast corner or Lot 145, Block 10, River Park Mobile Home Park Section 2, according to the plat thereof as recorded in Map Book 32, Page 107 of the Public records of Volusia County, Florida, thence South 21°15'40" East a distance of 50.00 feet, thence North 68°44'20" East, a distance of 505.41 feet, thence South 38°23'20" West, a distance of 105.18 feet for the Point of Beginning; thence South 51°36'40" East, a distance of 100.00 feet thence South 38°23'20" West a distance of 50.00 feet, thence North 51°36'40" West, a distance of 100.00 feet, thence North 38°23'20" East, a distance of 50.00 feet to the Point of Beginning.
Together with that certain 1993 Palm Mobile Home, Vehicle Identification Numbers #PH095605AFL and PH095605BFL located on said premises.

DATED THIS 8 day of July 2025.
William A. Treco, Esquire
SUBMIT BILL TO:
Tepps Treco
499 NW 70 Avenue, Suite 112
Plantation, Florida 33317
954-565-3231
william@teppstreco.com
Florida bar No: 89409
July 17, 24, 2025 25-00317I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 10263 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1,
Plaintiff, v.
OPULENT HOME HEALTH CARE, LLC, A FOREIGN LIMITED LIABILITY COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Mortgage Foreclosure and Other Relief dated July 2, 2025, issued in and for Volusia County, Florida, in Case No. 2025 10263 CICI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and OPULENT HOME HEALTH CARE, LLC, A FOREIGN LIMITED LIABILITY COMPANY and THE CITY OF DAYTONA BEACH A FLORIDA MUNICIPAL CORPORATION are the Defendants.

The Clerk of the Court, LAURA ROTH, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 15, 2025, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the following-described real property as set forth in said Default Final Judgment of Mortgage Foreclosure and Other Relief, to wit:

LOT 16, BLOCK 26, FAIRWAY UNIT #I, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1249 Suwanee Rd., Daytona, FL 32114

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.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated: This 9th day of July, 2025.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
July 17, 24, 2025 25-00318I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11424 PRDL
IN RE: ESTATE OF REBECCA J. WILLIAMS,
Deceased.

The administration of the estate of REBECCA J. WILLIAMS, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 Personal Representatives have 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 §§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 732.2211 , Florida Statutes.

The date of first publication of this notice is: July 17, 2025.

RICHARD P. WILLIAMS
Personal Representative
2908 Bells Point Court
Apex, NC 27539
Robert D. Hines, Esq.
Attorney for Personal Representatives
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
July 17, 24, 2025 25-00322I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11035 CICI
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES OOMC 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE3,
Plaintiff, vs.
JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC.,
Defendant(s).

TO: Jack Aberman
Residence Unknown
GEA Seaside Investments, Inc.
Residence Unknown

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

LOT 28, BLOCK "J", ORTONA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGE 32, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Street Address: 216 Morningside Drive, Daytona Beach, Florida 32118

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 Aug. 6, 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 July 7, 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#:25-400090
July 17, 24, 2025 25-00316I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024-14024-PRDL
IN RE: ESTATE OF CHARLENE STRAPP
Deceased.

The administration of the Estate of CHARLENE STRAPP, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

NAME OF PERSONAL REPRESENTATIVE: SHALONDA ISSAC, ADDRESS: 1050 Palmer Road, Lithonia, Georgia 30058. RELATIONSHIP TO DECEDENT: DAUGHTER.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 SO FILED 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 the 17 day of July 2025.

Personal Representative:
SHALONDA ISSAC
1050 Palmer Road
Lithonia, Georgia 30058
Attorney for Personal Representative:
JOHN A. GALLAGHER, ESQ.
Florida Bar Number: 0592544
John A. Gallagher, P.A.
124 N. Nova Road #171
Ormond Beach, FL 32174
Telephone: (863) 529-9883
E-Mail: jackiegallagher1776@gmail.com
July 17, 24, 2025.
July 17, 24, 2025 25-00321I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10891 PRDL
IN RE: ESTATE OF TERRI L. MURRAY,
Deceased.

The administration of the estate of TERRI L. MURRAY, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043 DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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: July 17, 2025.

ASHLEY THOMAS
Personal Representative
1060 Country Ranch Road
Deleon Springs, FL 32130
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
July 17, 24, 2025 25-00323I

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
File No. 2025 10435 PRDL
Div:10
IN RE: ESTATE OF DOROTHY STELLA WARKE, Deceased.

The administration of the estate of DOROTHY STELLA WARKE, Deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N Alabama Ave. DeLand, FL 32724 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is July 17, 2025.

LAURENCE WARKE,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 167TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
July 17, 24, 2025 25-00324I

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10450 PRDL
Division Probate
IN RE: ESTATE OF ANH V. NORTHCUTT a/k/a ANH VUONG NORTHCUTT Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Anh V. Northcutt, deceased, File Number 2025 10450 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was April 14, 2024; that the total value of the estate is $54,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Vladimir Mandracken
2994 Cropley Ave
San Jose, CA 95132

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 date of first publication of this Notice is July 17, 2025.

Person Giving Notice:
Vladimir Mandracken
2994 Cropley Ave
San Jose, California 95132
Attorney for Person Giving Notice
Matthew Goodwin
Florida Bar Number: 112513
Alexandra Kane
Florida Bar Number: 1039243
Attorney
Goodwin Law, P.A.
9955 Tamiami Trail North, STE 4
Naples, Florida 34108
Telephone: (239) 207-3403
E-Mail: alexandra@flestatelaw.com
July 17, 24, 2025 25-00329I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11576 PRDL
Division 10
IN RE: ESTATE OF RONALD BURNS MCCREADY, JR. Deceased.

The administration of the estate of Ronald Burns McCready, Jr., deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO 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 July 17, 2025.

/s/ Ryan McCready
Ryan McCready
Personal Representative
439 Stoney Point Drive
Forked River, New Jersey 08731
/s/ Wendy A. Mara
Wendy A. Mara, Esq.
Attorney for Personal Representative
Florida Bar Number: 0069872
Mara Law. P.A.
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail:
paralegalm@maralawpa.com
July 17, 24, 2025 25-00326I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 10958 PRDL
DIVISION: 10
IN RE: ESTATE OF WILLIAM F. MURPHY a/k/a WILLIAM MURPHY, Deceased.

The administration of the estate of WILLIAM F. MURPHY a/k/a WILLIAM MURPHY, deceased, whose date of death was February 22, 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 July 17, 2025.

/s/ Fred B. Share
Fred B. Share,
Personal Representative
1092 Ridgewood Avenue
Holly Hill, FL 32117
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
July 17, 24, 2025 25-00327I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11850 PRDL
IN RE: ESTATE OF ROBERT ALAN PATRICK, a/k/a ROBERT A PATRICK, a/k/a ROBERT PATRICK, Deceased.

The administration of the estate of Robert Alan Patrick, a/k/a Robert A. Patrick, a/k/a Robert Patrick, deceased, whose date of death was June 22, 2024, 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 17, 2025.

Personal Representative:
6-5-2025
/s/ Beverly Alfimow
Beverly Alfimow
461 Golf Boulevard
Daytona Beach, Florida 32118
Attorney for Personal Representative:
/s/ Robert J. Naberhaus III
Robert J. Naberhaus III
Attorney for Beverly Alfimow
Florida Bar Number: 476684
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
7380 Murrell Road, Suite 200
Melbourne, Florida 32940
Telephone: (321) 259-8900
Fax: (321) 254-4479
E-Mail: rnaberhaus@deanmead.com
Secondary E-Mail:
probate@deanmead.com
July 17, 24, 2025 25-00328I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11984 PRDL
IN RE: ESTATE OF PHILIP CHARLES SMITH a/k/a PHILIP C. SMITH, Deceased.

The administration of the Estate of Philip Charles Smith a/k/a Philip C. Smith, deceased, whose date of death was March 19, 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 17, 2025.

Personal Representative:
Zachary Smith
34 Brook Street #2E
Manchester, New Hampshire 03104
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 17, 24, 2025 25-00330I

SUBSEQUENT INSERTIONS

FIRST INSERTION

NOTICE OF ACTION
AMENDED
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11199 CICI
SHILU DODANI,
Plaintiff, vs.
WEST AVENUE GROUP, LLC, ET AL,
Defendants.
TO: KEYY1, LLC &
TIMBER TRAIL TRUST

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

S 100 FT OF N 320 FT OF E 165 FT OF LOT 30 BLK 21 FLEMING FITCH GRANT AKA LOT 9 RIVIERA ESTATES UNREC SUB NO 233 PER OR 4208 PG 2416 PER OR 5646 PG 3652 AND OER OR 5673 PG 2369

Property Appraisers Parcel Number: 424269000090

Property address: 18 Timber Trail, Ormond Beach, FL 32174

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shilu Dodani c/o Attorney Robert Robins, whose address is 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 on or before AUG 25 2025, and file the original with the clerk of this Court at 125 E. Orange Avenue, Daytona Beach, FL 32114, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated: JUL 10 2025.

CLERK OF THE CIRCUIT COURT
CIVIL-DELAND
(SEAL) By: /s/ Shawnee S. Smith
Deputy Clerk

Shilu Dodani
c/o Attorney Robert Robins,
1206 S. Ridgewood Avenue,
Daytona Beach. FL 32114
July 17, 24, 2025 25-00331I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 11017 PRDL
IN RE: ESTATE OF CHARLOTTE ANNE IREY Deceased,

The administration of the estate of Charlotte Anne Irey, deceased, whose date of death was January 19, 2025, 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.

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.

Personal Representative;
Stephen Kasely
6927 Alafia Dr.
Riverview, Florida 33578
Attorney for Personal Representative;
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd, Ste 10
Zephyrhills, Florida 33542
Telephone: (813) 425-4373
Fax: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
July 10, 17, 2025 25-00307I

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Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12112 PRDL
Division 10
IN RE: ESTATE OF
DON EVANS LEWIS
Deceased.

The administration of the estate of Lewis, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Volusia County Courthouse, 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.

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 10, 2025.

Personal Representative:
/s/ Audra M. Smith
Audra M. Smith
400 B Cherry Street
Glade Spring, Virginia 24340
Attorney for Personal Representative:
/s/ Terri K. Hinks, Esq.
Terri K Hinks, Esq.
Attorney for the Petitioner
Florida Bar Number: 122756
811 Kokomo Circle
Port Orange, FL 32127
Telephone: (386) 4536110
E-Mail: thinkslaw@gmail.com
July 10, 17, 2025 25-00306I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11132 PRDL
Division 10
IN RE: ESTATE OF
James A Taylor
Deceased.

The administration of the estate of James A Taylor, deceased, whose date of death was January 23rd, 2025, 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 10, 2025.

Petitioner:
SHARON KAY TAYLOR
c/o Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
/s/ Mark F. Moss
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 10, 17, 2025 25-00312I

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 32407 CICI
Freedom Mortgage Corporation,
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 Robert Allman Taylor a/k/a Robert A. Taylor, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 32407 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert Allman Taylor a/k/a Robert A. Taylor, Deceased; Amber Lea Jones a/k/a Amber L. Jones a/k/a Amber Jones a/k/a Amber Lea Taylor a/k/a Amber L. Taylor; Destiny Tyra Taylor a/k/a Destiny Taylor 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 13th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 5, RIVIERA OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 35, PAGE 58, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TAX ID: 424277050060

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 2nd day of July, 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-F01378
July 10, 17, 2025 25-00302I

NINTH 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-11623-PRDL
IN RE: ESTATE OF GERALD W. DOUGLAS, Deceased

The administration of the estate of Gerald W. Douglas, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court, 101 N Alabama Ave, DeLand, Florida 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

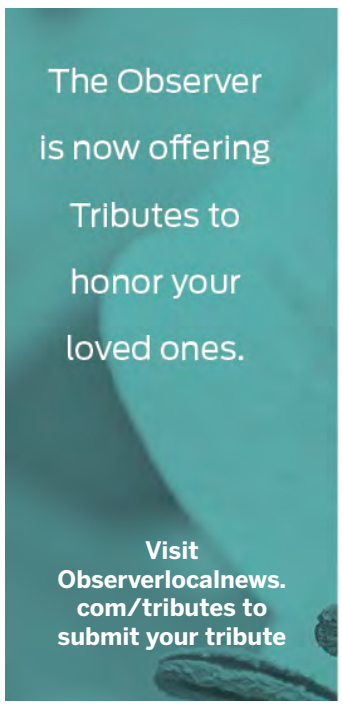
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is July 10, 2025.

Personal Representative:
Tammy Feimann
136 Spencer Rd
Burke, New York 12917
Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
July 10, 17, 2025 25-00304I



SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11740 PRDL
Division 10
IN RE: ESTATE OF
CHARLES STEVEN BROWN
Deceased.

The administration of the estate of CHARLES STEVEN BROWN, deceased, whose date of death was March 6, 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 July 10, 2025.

Personal Representative:
Kelly Cook Lehman
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
troy@legacylaw313.com
July 10, 17, 2025 25-00313I

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2023 31910 CICI
SELENE FINANCE LP,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL GAITHER, DECEASED, ET AL.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 20, 2025 entered in Civil Case No. 2023 31910 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein SELENE FINANCE LP, Plaintiff and UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL GAITHER, DECEASED; MICHAEL STEVEN GAITHER, AS POTENTIAL HEIR OF MICHAEL GAITHER, DECEASED; JAMES MARION GAITHER, JR., AS POTENTIAL HEIR OF MICHAEL GAITHER, DECEASED; JENNIFER RICHARDSON A/K/A JENNIFER ANNE RICHARDSON; HALIFAX SHORES HOMEOWNERS ASSOCIATION, INC.; THE CLERK OF COURT FOR THE 7TH JUDICIAL CIRCUIT OF VOLUSIA COUNTY, FLORIDA; 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 Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on August 1, 2025 the following described property as set forth in said Final Judgment, to-wit:.

UNIT 104, HALIFAX SHORES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2113, PAGE 839, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO ANY AND ALL AMENDMENTS AND EXHIBITS THERETO.
Property Address: 405 N Halifax Ave, Daytona beach, FL 32118

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.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Taji S. Foreman
Taji S. Foreman
FBN: 0058606
File No: 5296.000022
July 10, 17, 2025 25-00303I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
N THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 10171 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY OWENS, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2025, and entered in 2024 10171 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTHONY OWENS, DECEASED; ROBERT OWENS; CASANDRA MILLER; ALICIA BOYD; THE TRAILS HOMEOWNERS ASSOCIATION, INC.; RAMBLEWOOD OF THE TRAILS HOMEOWNERS ASSOCIATION, INC. 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 August 01, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WESTLY 28.51 FEET OF LOT 18, AS MEASURED ON THE SOUTHERLY LINE, RAMBLEWOOD REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 37, AT PAGE 17, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 300 TIMBERLINE TR, ORMOND BEACH, FL 32174

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 7 day of July, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
22-007971 - NaC
July 10, 17, 2025 25-00308I

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11761 PRDL
Division 48
IN RE: ESTATE OF
RIVA ANNE SEGALL
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Riva Anne Segall, deceased, File Number 2025 11761 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was August 10, 2023; that the total value of the estate is $51,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Ralph Richards, Personal Representative of the Estate of Gordon Howard Richards
1097 Snead Drive
Troy, MI 48085

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 10, 2025.

Person Giving Notice:
Ralph Richards
1097 Snead Drive
Troy, Michigan 48085
Attorney for Person Giving Notice
Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
July 10, 17, 2025 25-00310I

SECOND INSERTION

NOTICE OF CLERK'S SALE
IN THE COUNTY COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 13947 COCI
OAKBROOK COMMUNITY ASSOCIATION, INC.,
Plaintiff, vs.
BRENDAN MICHAEL CLEMENTS,
Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 1st day of July, 2025, Case Number 2025-13947-COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which OAKBROOK COMMUNITY ASSOCIATION, INC., is the Plaintiff, and BRENDAN MICHAEL CLEMENTS is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the August 18th, 2025 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Lot 109, Port Orange Landings - Phase 1, according to the plat thereof, recorded in Map Book 53, Pages 116-122 Public Records of Volusia County, Florida
Parcel ID No. 631805001090

The physical street address of said property is: 3874 Esplanade Avenue, Port Orange, FL 32129

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 within 60 days after the sale.

ATTENTION: PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.

DATED this 8th day of July, 2025.
/s/ Robert Robins
ROBERT ROBINS, ESQUIRE
P.O. BOX 1649
DAYTONA BEACH, FL 32115
(386) 252-5212
(386) 252-5713 (FAX)
FLORIDA BAR NO.: 356026
RobertRobinsLaw@hotmail.com
ATTORNEY FOR: PLAINTIFF
July 10, 17, 2025 25-00311I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025 11750 PRDL
IN RE: ESTATE OF
MARLIS KAY COSTELLO
a/k/a MARLIS K. COSTELLO
a/k/a MARLIS COSTELLO,
Deceased.

The administration of the estate of Marlis Kay Costello a/k/a Marlis K. Costello a/k/a Marlis Costello, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 10, 2025.

Adam Costello
Co-Personal Representative
7120 Riverwood Drive NE
Fridley, MN 55432
Justin Costello
Co-Personal Representative
1341 NW Maple Lane
Camas, WA 98607
Attorney for Personal Representatives:
ALVARO C. SANCHEZ
Attorney for Petitioners
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
July 10, 17, 2025 25-00305I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
CASE NO.: 2023 32031 CICI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
KARLA A. MEYER; UNKNOWN SPOUSE OF KARLA A. MEYER; DUNLAWTON HILLS HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 18, 2025 entered in Civil Case No. 2023 32031 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and KARLA A. MEYER; DUNLAWTON HILLS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 NKA KAYLA GASPER are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on August 20, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 120, DUNLAWTON HILLS UNIT III-A, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 40, PAGE 190 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 957 Stoneybrook Cir, Port Orange FL 32127

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.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: M23211 - JMV
July 10, 17, 2025 25-00309I

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The Observer delivered to your driveway

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

PUBLIC NOTICE
Aerial Spraying

In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below.

Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.

For additional information visit the District website at flaglermosquito.gov. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov.

Jul. 17 25-00115F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000383
IN RE: ESTATE OF WAYNE THOMAS CONNON, Deceased.

The administration of the estate of WAYNE THOMAS CONNON, Deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 17, 2025.

DENNIS CONNON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 167TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
July 17, 24, 2025 25-00174G

FIRST INSERTION

PUBLI C NOTICE

Tamara Ambartsumava searching Ihor Troyan for divorce 786-393-2652

Jul. 17/24 25-00238F

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 Made New, located at 1000 Palm Coast Parkway, Suite 106, in the City of Palm Coast, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of July, 2025
Palm Coast Baptist Church, Inc.
Jul. 17 25-00240F

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.: 2025 CA 000184
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
ROBERTO ROTGER, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRINGBOARD CDFI; UNKNOWN SPOUSE OF ROBERTO ROTGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 08 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL 32164

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

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

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

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 11 day of July 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01123
July 17, 24, 2025 25-00173G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 359
Division 48
IN RE: ESTATE OF JOANNE E. DIGILIO Deceased.

The administration of the estate of Joanne E. Digilio, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 17, 2025.

Attorney and Personal Representative:
/s/ Wendy A. Mara, Esq.
Florida Bar Number: 0069872
Mara Law. P.A.
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail:
paralegalm@maralawpa.com
July 17, 24, 2025 25-00175G

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 Call of Doody, located at 1860 S. Flagler Ave, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of July, 2025
Lunch Pail Projects, LLC
Jul. 17 25-00246F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000391
Division 48
IN RE: ESTATE OF RUTHANN RYAN Deceased.

The administration of the estate of Ruthann Ryan, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS 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 Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is July 17, 2025.

Personal Representative:
/s/ Carolee Giannetta
Carolee Giannetta
7 Avenue De la Mer, Apt. 904
Palm Coast, FL 32137
Attorney for Personal Representative:
/s/ Jennifer A. McGee
Jennifer A. McGee
Florida Bar No. 1023165
McGee Law, PLLC
6 Meridian Home Ln., Suite 201
Palm Coast, Florida 32137
Telephone: 386-320-7300
E-mail Addresses:
jennifer@mcgeelawfl.com,
lisa@mcgeelawfl.com
July 17, 24, 2025 25-00176G

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 TERRABYTE GRAPHICS LLC, located at 250 PALM COAST PKWY NE, SUITE 607, BOX 205, 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 15th day of July, 2025
T. BRITTON
Jul. 17 25-00247F

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL CIRCUIT COURT FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000321
Division: 48
IN RE: ESTATE OF JACQUELINE MARIE ESPOSITO, Deceased

The administration of the estate of JACQUELINE MARIE ESPOSITO, deceased, whose date of death was August 6, 2024; File No.: 2025-CP-000321, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, Florida 32110. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is July 17, 2025.

Persons Giving Notice:
JOSEPH ALESSO
11 Northbridge Place
Morristown, NJ 07960
ALEXIS ACKER
147 Station Parkway
Bluffton, SC 29910
Attorney for Personal Representatives:
JOHN E. TRAVERS, ESQ.
Travers Law Office, LLC
1221 Brickell Avenue, Suite 900
Miami, Florida 33131
Tel: 786-549-1064
Facsimile: (862) 402-6082
Florida Bar No. 90498
July 17, 24, 2025 25-00177G

FIRST INSERTION

SUMMONS AND NOTICE
STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
IN THE FAMILY COURT
TENTH JUDICIAL CIRCUIT
2025-DR-37-213
South Carolina Department of Social Services, Plaintiff, vs.
Mariah Dupee
Steven Sheely
Rebecca Cooper
William Ball
Defendants.
IN THE INTEREST OF:
Minor born in 2011
Minors Under the Age of 18
TO: DEFENDANT MARIAH DUPEE:

YOU ARE HEREBY SUMMONED and required to answer the complaint in this action, the original of which has been filed in the Office of the Clerk of Court for Oconee County, a copy of which will be delivered to you upon request; and to serve a copy of your answer to the complaint upon the undersigned attorney for the plaintiff at 223A Kenneth St., Walhalla, SC, within thirty (30) days following the date of service upon you, exclusive of the day of such service; and if you fail to answer the complaint within the time stated, the plaintiff will apply for judgment by default against the defendant for the relief demanded in the complaint.

YOU ARE FURTHER NOTIFIED that: (1) the Guardian ad Litem (GAL) who is appointed by the Court in this action to represent the best interests of the child will provide the Family Court with a written report that includes an evaluation and assessment of the issues brought before the Court along with recommendations; (2) the GAL's written report will be available for review twenty-four (24) hours in advance of the hearing; (3) you may review the report at the GAL Program county office.

PLEASE TAKE FURTHER NOTICE that you have the right to be present and represented by an attorney. If you cannot afford an attorney, the court will appoint an attorney to represent you. It is your responsibility to contact the Clerk of Court's Office located in Walhalla, SC, to apply for appointment of an attorney to represent you if you cannot afford an attorney (take all of these papers with you if you apply.) IF YOU WANT AN ATTORNEY, YOU MUST APPLY FOR ONE IMMEDIATELY.

S.C. DEPARTMENT OF SOCIAL SERVICES
Brittany Senerius
SC Bar No: 77623
Attorney for Plaintiff SCDSS
223A Kenneth St.
Walhalla, SC 29691
(864) 638-4400 FAX (864) 638-4416
July 17, 24, 31, 2025 25-00179G

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Ky'andre J. Moore
Case No.: CD202505389/D 3402742

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

July 17, 24, 31; August 7, 2025 25-00178G

FIRST INSERTION

NOTICE OF PUBLIC AUCTION

Date: Thursday, July 24, 2025
Address: 275 Cemetery Rd., Bunnell, FL 32110
Time: 2:00 PM Local Time

By virtue of default by
Dovgal Express Inc.

(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 March 15, 2023, 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) 2020 Utility Reefer Trailer with Reefer Unit (SN: 6001293309)-s/n 1UYVS2531L2875015

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) 718-4684 for additional information or to arrange an inspection of the Equipment.

Jul. 17 25-00241F

FIRST INSERTION

NOTICE OF PUBLIC AUCTION

Date: Thursday, July 24, 2025
Address: 275 Cemetery Rd., Bunnell, FL 32110
Time: 1:30 PM Local Time

By virtue of default by
Trans Xpress Line Inc.

(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 October 15, 2020, 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) 2020 Utility Dry Van Trailer S/N 1UYVS2533L3821404

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) 718-4684 for additional information or to arrange an inspection of the Equipment.

Jul. 17 25-00243F

FIRST INSERTION

TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET: AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING
Upcoming Public Hearing and Regular Meeting

The Board of Supervisors ("**Board**") of the Town Center at Palm Coast Community Development District ("the **District**") will hold a Public Hearing on **Friday, August 15, 2025 at 10:00 a.m.**, at **Hilton Garden Inn Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, FL 32164**. The Public Hearing will be held pursuant to Chapter 190, *Florida Statutes*, to hear comments and objections on the adoption of the budgets of the District for Fiscal Year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"). A regular Board meeting of the District will also be held at that time at which the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained at the Office of the District Manager, Inframark Infrastructure Management Services, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at www.towncenteratpalmcoast.org at least two (2) days before the Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and meeting may be continued to a date, time, and location to be specified on the record at the Hearing or meeting without additional publication of notice.

Any person requiring special accommodations at this public hearing or meeting because of a disability or physical impairment should contact the District Manager at 904-327-6465 at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-(800) 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the public hearing and meeting.

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

Samantha Harvey
District Manager
Jul. 17/24 25-00244F

FIRST INSERTION

NOTICE OF AMENDMENT TO CHAPTER 19, ARTICLE III OF THE CODE OF ORDINANCES OF FLAGLER COUNTY

The Flagler County Board of County Commissioners proposes the adoption of the following Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, PROVIDING FOR READJUSTMENT OF THE ALLOCATIONS OF THE TAX REVENUES IN THE TOURIST DEVELOPMENT PLAN; PROVIDING FOR INCORPORATION INTO THE FLAGLER COUNTY CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Public hearing on the ordinance will be held as follows:

BOARD OF COUNTY COMMISSIONERS – August 4, 2025 @ 9:30 p.m., or soon thereafter, in the *Flagler County Government Services Building, Board Chambers,* 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend the public hearing or write to Flagler County Tourist Development Office, Board of County Commissioners, 1769 E. Moody Blvd.., Bldg. 2, Bunnell, FL 32110 or email to publiccomments@flaglercounty.gov at least 48 hours in advance of the public hearing. Copies of the proposed ordinance are available for review at the Flagler County Administration Office, 1769 E. Moody Blvd.., Bldg. 2, Bunnell, FL 32110 between the hours of 8:30 a.m. and 4:00 p.m, Monday through Friday.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERCIANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT 386-313-4005 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Jul. 17 25-00245F

SEARCH MARKETPLACE Plus
for GREAT DEALS
To place an ad
Call 386-447-9723

SUBSEQUENT INSERTIONS

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

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THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 7/25/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1992 PALM HS PH095258AFL & PH095258BFL . Last Tenants: DAWN MICHAELE FORCE and all unknown parties beneficiaries heirs . Sale to be at MHC BULOW PLANTATION LLC, 3345 OLD KINGS RD., FLAGLER BEACH, FL 32136. 813-282-6754.

Jul. 10/17 25-00236F

THIRD 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

THIRD 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

THIRD 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

SECOND INSERTION

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (**"Board"**) for the Colbert Landings Community Development District (**"District"**) will hold the following two public hearings and a regular meeting:

DATE: August 7, 2025
TIME: 12:30 p.m.
LOCATION: Flagler County Government Services Building
1769 E. Moody Blvd., Building 2
1st Floor Conference Room
Bunnell, FL 32110

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Fiscal Year 2026"**). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes,* a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
SF 50' (Phase 1)	182	1.00	$0.00	$1,453.01**	$1,453.01
SF 60' (Phase 1)	31	1.20	$0.00	$1,743.62**	$1,743.62
SF 50' (Phase 2)	192	0.14	$0.00	$203.00	$203.00
SF 60' (Phase 2)	77	0.14	$0.00	$203.00	$203.00

*** Including collection costs and early payment discounts*

The proposed O&M Assessments as stated include collection costs and/or early payment discounts of up to 4%, which Flagler County (**"County"**) may impose on assessments that are collected on the County tax bill pursuant to Section 197.3632, Florida Statutes. Moreover, pursuant to Section 197.3632(4), *Florida Statutes,* the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes,* is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property[, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025]. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, Ph.: (561) 571-0010 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
Wrathell, Hunt and Associates, LLC

July 10, 17, 2025 25-00172G

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