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PUBLIC NOTICES

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VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025 11026 CICI GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1, Plaintiff, v. UNKNOWN BENEFICIARIES OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2024, et al., Defendants. TO: UNKNOWN SUCCESSOR TRUSTEE OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004 Last Known Address: Unknown UNKNOWN BENEFICIARIES OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Volusia County, Florida: LOTS 16 AND 17, BLOCK G, BUSINESS SECTION OF HOLLY HILL HEIGHTS, AS PER PLAT IN MAP BOOK 10, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. including the buildings, appurtenances, and fixture located thereon. Property Address: 1502 TUSCALOOSA AVE, HOLLY HILL, FL 32117 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before October 20, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein. WITNESS my hand and seal of this Court at Volusia, Florida on this 5th day of Sept., 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ T. Lowe DEPUTY CLERK HARRIS S. HOWARD, ESQ. HOWARD LAW Plaintiff's attorney 4755 Technology Way, Suite 104 Boca Raton, FL 33431 September 18, 25, 2025	FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024 11607 CICI FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JOELEN MCINTYRE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2025 in Civil Case No. 2024 11607 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joeleen McIntyre, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of October, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Condominium Unit 901, of YORK-TOWNE ESTATES, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Record Book 3350, Page 1720, and all amendments thereto, of the Public Records of Volusia County, Florida, together with an undivided interest in the common elements and limited common elements appurtenant thereto as set forth in said Declaration. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09349FL September 18, 25, 2025	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 10464 CIDL Lakeview Loan Servicing, LLC, Plaintiff, vs. Peter A. Gallucci, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 10464 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and Peter A. Gallucci; Katie M. Lewis; United States of America on behalf of the Secretary of Housing and Urban Development 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 6th day of November, 2025, the following described property as set forth in said Final Judgment, to-wit: LOTS 4, 5 AND 6, BLOCK "O", 2ND ADDITION TO ORANGE CITY TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 93, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 800902150040 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 ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate	in this proceeding, you are entitled, at 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, sin incurrir 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 10th day of September, 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 # 24-P00034 September 18, 25, 2025	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024 12244 CIDL PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JUSTIN JARNAGIN; ISPC A/K/A INDEPENDENT SAVINGS PLAN COMPANY; LOANPAL, LLC; 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 case 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 09 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK 786, DELTONA LAKES UNIT THIRTY-TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 27, AT PAGES 101 THROUGH 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 2649 E JULIET DRIVE, DELTONA, FL 32738 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 08 day of September 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 24-01846 September 18, 25, 2025	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 10941 CIDL LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WARREN A. THACKER; RIVINGTON HOMEOWNERS' ASSOCIATION INC.; ROSA M. THACKER; 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 case 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 09 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 29, RIVINGTON PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 143, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 728 COSTA LN, DEBARY, FL 32713 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) 2
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FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 10591 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KYLE BUCK, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 15, 2023, and entered in 2025 10591 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and KYLE BUCK 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 October 09, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 43, 44, 45 AND 46, BLOCK 56, PLAT NO. (2) TWO OF WEST HIGHLANDS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 220, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 13266 17TH ST, ORANGE CITY, FL 32763

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 12 day of September, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-272388 - MaM
September 18, 25, 2025 25-004401

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12859 PRDL
Division 10
IN RE: ESTATE OF PHYLLIS E. HAYNES Deceased.

The administration of the estate of PHYLLIS E. HAYNES, deceased, whose date of death was June 8, 2025 is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32724. The names and addresses of the personal 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 s. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 18, 2025

Personal Representative:
/s/ Forrest Dickerson
Forrest Dickerson
1116 Fatio Road
DeLand, FL 32720
Attorney for Personal Representative:
/s/ Mark Andrew James
Mark A. James
FBN: 22619
Law Office of Mark Andrew James, P.L.L.C.
101 N. Woodland Blvd, Suite 305
DeLand, FL 32720
Telephone: (386) 279-6006
E-Mail: mjames@attorneymarkjames.com
jjones@attorneymarkjames.com
Attorney for Personal Representative
September 18, 25, 2025 25-004441

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 13931 CIDL
MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, DBA R P FUNDING Plaintiff(s), vs. KYLE BARTLETT; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LAURIE BARTLETT A/K/A LAURIE LYNN BARTLETT AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 3, 2025 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of October, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

A PORTION OF LAND IN SECTION 2, TOWNSHIP 19 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT 676.21 FEET SOUTH AND 171.12 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 2 ON THE NORTHERLY RIGHT OF WAY OF SUNRISE BOULEVARD; RUN NORTH 25°57'12" WEST 150 FEET; THENCE NORTH 64°02'18" EAST 100 FEET; THENCE SOUTH 25°57'12" EAST 150 FEET TO THE NORTHERLY RIGHT OF WAY OF SUNRISE BOULEVARD; THENCE SOUTH 64°02'18" WEST 100 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING 476.86 FEET NORTHEASTERLY

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12590 PRDL
Division 10
IN RE: ESTATE OF ANGELO PETER PERRI Deceased.

The administration of the estate of ANGELO PETER PERRI, deceased, whose date of death was June 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 s. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 18, 2025.

Personal Representative:
Michele Bump
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Personal Representative:
Edward A. Dimayuga
Attorney
Florida Bar Number: 50634
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: Ed@legacylaw313.com
Secondary E-Mail: paralegal@LegacyLaw313.com
September 18, 25, 2025 25-004431

ON THE NORTHERLY RIGHT OF WAY OF SUNRISE BOULEVARD FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF MARGARITA ROAD WITH THE NORTHERLY RIGHT OF WAY OF SUNRISE BOULEVARD. SITUATE IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA.
Property address: 204 Sunrise Boulevard, Debary, FL 32713

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

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

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
TDP File No. 24-011220-1
September 18, 25, 2025 25-004411

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025 12868 PRDL
Division: 10
IN RE: THE ESTATE OF WILLIAM BRUCE DORAN Deceased.

The administration of the estate of WILLIAM BRUCE DORAN, deceased, File Number 2025 12868 PRDL, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, Deland, FL 32724; that the Decedent's date of death was July 29, 2025. The names and addresses of the co-petitioners and the co-petitioners' 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 September 18, 2025.

Co-Petitioners:
/s/ Bill Doran
William Thomas Doran
5963 Shady Creek Lane
Port Orange, Florida 32128
/s/ Joseph Camerlengo
(Sep 10, 2025 15:37:09 EDT)
Joseph V. Camerlengo
13426 Mandarin Road
Jacksonville, Florida 32223
Attorney for Co-Petitioners:
Richard K. Britton, Esq.
Attorney for Petitioner
Florida Bar Number: 0480339
2124 Park Street
Jacksonville, FL 32204
Telephone: (904) 389-1994
Fax: (904) 389-7990
E-Mail: Rick@BrittonLawLLC.com
Secondary E-Mail: Service@Brittonlawllc.com
September 18, 25, 2025 25-004451

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 10444 CICI
SERVBANK, SB Plaintiff(s), vs. PAMELA D QUANTZ AKA PAMELA QUANTZ KINDER; THE UNKNOWN SPOUSE OF PAMELA D QUANTZ AKA PAMELA QUANTZ KINDER Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 29, 2025 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of October, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

PARCEL #1
A PORTION OF THE NORTHERLY 330 FEET OF THE SOUTHERLY 818 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA AND OR A PORTION OF LOTS 7, 8 AND 9 OF THE I. F. TAYLOR SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 5, PAGE 80 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 15, A DISTANCE OF 488 FEET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 15, A DISTANCE OF 488 FEET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1195 FEET; THENCE NORTHERLY ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1195 FEET; THENCE NORTHERLY ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 15, A DISTANCE OF 120 FEET TO

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 14149 CIDL
WELLS FARGO BANK, N.A. Plaintiff, v. ERIK ANTHONY JANSSENS; UNKNOWN SPOUSE OF ERIK ANTHONY JANSSENS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 02, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as: LOT 10, BLOCK K, PELICAN COVE WEST SUBDIVISION PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 10, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 502 SANDPIPER CT, EDGEWATER, FL 32141-4187 at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on October 09, 2025 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.

Dated at St. Petersburg, Florida this 9 day of September, 2025.
eXL Legal, PLLC
Designated Email Address: efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010707
September 18, 25, 2025 25-004461

FIRST INSERTION

THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 92 FEET; THENCE SOUTHERLY AT RIGHT ANGLES A DISTANCE OF 60 FEET; THENCE WESTERLY AT RIGHT ANGLES A DISTANCE OF 92 FEET; THENCE NORTHERLY AT RIGHT ANGLES AT DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER AND THROUGH THE NORTHERLY 50 FEET OF THE SOUTHERLY 678 FEET AND THE WESTERLY 50 FEET OF THE SOUTHERLY 330 FEET OF THE NORTHERLY 142 FEET OF THE SOUTHERLY 330 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 15; AND PARCEL #2
A PORTION OF THE NORTHERLY 330 FEET OF THE SOUTHERLY 818 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA AND OR A PORTION OF LOTS 7, 8 AND 9 OF THE I. F. TAYLOR SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 5, PAGE 80 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 15, A DISTANCE OF 33 FEET TO THE EASTERLY BOUNDARY OF BONK'S LANDING ROAD (A 66 FOOT ROAD AS NOW LAID OUT); THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BONK'S LANDING ROAD AND PARALLEL TO THE WESTERLY LINE OF SECTION 15, A DISTANCE OF 488 FEET; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 1195 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY AT RIGHT ANGLES A DISTANCE OF 60 FEET; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 92 FEET;

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2023 31973 CICI
LAKEVIEW LOAN SERVICING, Plaintiff, vs. MARLON D. COX A/K/A MARLON COX; ET AL, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 25, 2025 and an Order Resetting Sale dated September 2, 2025 and entered in Case No. 2023 31973 CICI of the Circuit Court in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING is Plaintiff and MARLON D. COX A/K/A MARLON COX; VEDRANA COX; PLANTATION BAY COMMUNITY ASSOCIATION, INC.; CENTRAL HOMES, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on November 14, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 66, PLANTATION BAY SECTION 1B -V UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE(S) 183 AND 184, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

THENCE SOUTHERLY AT RIGHT ANGLES A DISTANCE OF 60 FEET; THENCE WESTERLY AT RIGHT ANGLES A DISTANCE OF 92 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER AND THROUGH THE NORTHERLY 50 FEET OF THE SOUTHERLY 678 FEET AND THE WESTERLY 50 FEET OF THE SOUTHERLY 142 FEET OF THE NORTHERLY 330 FEET OF THE SOUTHERLY 818 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15.
Property address: 6505 Baywood Avenue, 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.

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

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
TDP File No. 23-013090-1
September 18, 25, 2025 25-004421

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

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

THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
DATED September 15, 2025.
By: /s/ Gregg R. Dreilinger
Gregg R. Dreilinger
Florida Bar No.: 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-192604 / SM2
September 18, 25, 2025 25-004471

FLORIDA.
has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before OCT 13 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 11th day of Sept, 2025.
LAURA E. ROTH, ESQ.
CLERK OF COURT OF VOLUSIA COUNTY
As Clerk of the Court
(SEAL) BY: /s/ Shawnee S. Smith
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11354FL
September 11, 18, 2025 25-004501

peekers' place
You're only cheating yourself.

This week's Crossword answers

A	C	E	D	R	A	N	D	O	M	I	F	S	P	R	O	M				
B	E	T	A	O	R	I	O	L	E	S	H	O	O	H	E	P	A			
C	L	A	S	H	O	F	T	H	E	T	I	T	A	N	S	O	V	E	R	
		A	I	M	S				M	A	D	D			T	E	N	T		
S	C	A	N	T		A	M	Y		A	L	T	O		T	O	R	A	H	
M	A	U	I		L	A	W	R	E	N	C	E	O	F	A	R	A	B	I	A
I	M	S		V	A	N	E	S	S	A			L	I	P					
L	A	T		E	S	T			S	P	A	W	N	S		P	E	A	L	
E	R	E		T	H	E	W	I	Z	A	R	D	O	F	O	Z		G	R	E
S	O	N	G			I	N	A		A	W	O	L		A	N	G	S	T	
		E	R	A	S	I	N	G		D	A	D		S	P	A	T	E	S	
B	A	R	N	O	N	E			M	A	R	Y	P	O	P	P	I	N	S	
C	L	O	U	D	Y		W	I	T	H	A			C	P	A		M	A	E
C	L	A	S	S			C	O	O	W	N	E	R	S		P	E	L	E	
S	A	D			T	I	E	O		E	G	O		S	P	A	R	S		
		C	H	A	N	C	E	O	F	M	E	A	T	B	A	L	L	S		
S	I	L	E	N	T	K	S			A	D	D		E	D	A	M			
K	N	O	W	N			S	A	G		S	E	I	Z	E	D	O	N		
I	T	S	N	O	T	A	B	U	G	I	T	S	A	F	E	A	T	U	R	E
P	R	E		Y	O	M	A	M	A		S	U	L		S	T	E	A	M	
S	O	D		S	E	C	T	O	R		K	E	E	P		O	S	L	O	

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This week's Celebrity Cipher answers

Puzzle One Solution:
"I can't believe my lovely friend (Robin Williams) is gone ... he brought us so much joy and laughter."
Eric Idle

Puzzle Two Solution:
"I don't look at scrapbooks. I could show you some, but I'd have to climb ladders, and I can't climb."
Lauren Bacall

Puzzle Three Solution:
"If you would tell me the heart of a man, tell me not what he reads, but what he rereads."
Francois Mauriac

This week's Sudoku answers

6	4	5	9	1	2	7	3	8
2	8	1	3	6	7	9	5	4
7	9	3	5	8	4	2	6	1
1	2	9	4	5	3	8	7	6
8	6	7	2	9	1	5	4	3
5	3	4	8	7	6	1	2	9
9	7	6	1	3	5	4	8	2
4	5	8	6	2	9	3	1	7
3	1	2	7	4	8	6	9	5

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GARAGE SALE
GARAGE SALE
GARAGE SALE

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 1910 PRDL Division 10 IN RE: ESTATE OF ELLEN ANN LAMELA Deceased.

The administration of the estate of ELLEN ANN LAMELA, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32724. The name and address of the personal representative are: ERIN LAMELA, 2624 Yule Tree Drive, Edgewater, FL 32144. The name and address of 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 ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

ALL CLAIMS NOT FILED WITHIN THE 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: September 18, 2025
/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
Christian Bonta
Florida Bar Number: 1010347
WALKER | FLICK
3700 S. Conway Road, Suite 212
Orlando, FL 32812
Telephone: (407) 745-0609
Service E-Mail Address:
james@thefloridalawyers.com
christian@thefloridalawyers.com
katherine@thefloridalawyers.com
service@thefloridalawyers.com
Counsel for Personal Representative
September 18, 25, 2025 25-004481

SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION CASE NO.: 2024-10589-CIDL FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUSSELL CHARLES ASH, et al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment entered on September 3, 2025, in Case No2024-10589-CIDL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and RUSSELL CHARLES ASH, ROBYN F. ASH, and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Office of Laura E. Roth, Volusia County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.volusia.realforeclose.com on the 14th day of October 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF LOT 5, BLOCK "E", PLANTATION ESTATES, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Also known as 19 NARANJA RD, DEBARY, FL 32713

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds 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 Section 45.031, Florida Statutes.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

Dated this 5th day of September 2025.
Sokolof Remtulla, LLP
By : /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
September 11, 18, 2025 25-004271

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12621 PRDL Division 10 IN RE: ESTATE OF DANIEL MARTIN GAMACHE, aka DANIEL M GAMACHE Deceased.

The administration of the estate of DANIEL MARTIN GAMACHE, also known as DANIEL M GAMACHE, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, , FL 32724. The names and addresses of the personal representative and the personal 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: September 18, 2025.

HEIDI S. WEBB
Personal Representative
210 S. Beach St., STE 202
Daytona Beach, FL 32114
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Ste. 202
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
September 18, 25, 2025 25-004491

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12121 PRDL Division Probate IN RE: ESTATE OF SUSAN KEMBLE WILTSE Deceased.

The administration of the estate of Susan Kemble Wiltse, 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 101 N Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 September 11, 2025.
Attorney for Personal Representative:
Samantha Chechele
Attorney
Florida Bar Number: 0775592
7127 First Avenue South
SAINT PETERSBURG, FL 33707
Telephone: (727) 381-6001
Fax: (727) 381-7900
E-Mail: samantha@chechelelaw.com
September 11, 18, 2025 25-004241

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLU-SIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-12364-PRDL Seventh Judicial Circuit IN RE: ESTATE OF JACK F. CARSON, SR., Deceased.

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

The administration of the estate of Jack F. Carson, Sr., deceased, whose date of death was March 25, 2025, and whose social security number is xxx-xx-4588, 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 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.

SECOND INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO: 2025 11182 CIDL AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATOR OF RESTORATION III TRUST, A DELAWARE STATUTORY TRUST Plaintiff, vs. PAIGE R. PENTZ; ROBBY L. PENTZ; SUGAR MILL COUNTRY CLUB, INC.; THE SUGAR MILL ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s).	CLUB AND ESTATES UNIT III, according to the map or plat thereof, recorded in Map Book 33, Pages 113 through 115, Public Records of Volusia County, Florida. With a street address of: 1074 Club House Blvd., New Smyrna Beach, FL 31268.
--	---

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Ritter, Zaretsky, Lieber & Jaime, LLP, Attorneys for Plaintiff, whose address is 2800 Biscayne Blvd., Suite 500, Miami, Florida 33137, Attn: Vivian A. Jaime, Esq.; Vivian@rzllaw.com and efile@rzllaw.com, WITHIN THIRTY (30) DAYS AFTER THE FIRST DATE OF PUBLICATION OF THIS NOTICE and 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.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and seal of this Court on Aug 29, 2025.
LAURA E. ROTH
As Clerk of said Court
(SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk
Submitted by: Vivian A. Jaime, Esq.
Ritter, Zaretsky, Lieber & Jaime, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
(305) 372-0933, ext. 225
Email: Vivian@rzllaw.com and Denise@rzllaw.com
September 11, 18, 2025 25-004231

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida:
Lot 7, SUGAR MILL COUNTRY

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12565 PRDL Division 10 IN RE: ESTATE OF ANN ALICE MARY JAMES, A/K/A ANN JAMES, A/K/A ANN A. JAMES Deceased.

The administration of the estate of ANN ALICE MARY JAMES, also known as ANN A. JAMES, deceased, whose date of death was July 8, 2025, 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.

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: SEPTEMBER 11, 2025.
Signed on this 6th day of AUGUST, 2025.
/s/ J. James
JEAN ELIZABETH JAMES
Personal Representative
6 Merlins Court, Queens Promenad
Ramsey IM8IER, Isle of Mann,
British Isles
/s/ Robert Kit Korey
Robert Kit Korey
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W. Granada Blvd.
Suite A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
September 11, 18, 2025 25-004281

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 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 September 11, 2025.

Personal Representative:
Jack F. Carson, Jr.
1580 13th Street
Orange City, FL 32763
Christopher J. Fowler (FL Bar #104085)
Attorney for Petitioner
Primary Email:
cfowler@nhslaw.com
Secondary Email:
tpayne@nhslaw.com
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Telephone: (941) 954-4691
September 11, 18, 2025 25-004321

SECOND INSERTION

CLUB AND ESTATES UNIT III, according to the map or plat thereof, recorded in Map Book 33, Pages 113 through 115, Public Records of Volusia County, Florida. With a street address of: 1074 Club House Blvd., New Smyrna Beach, FL 31268.	
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has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Ritter, Zaretsky, Lieber & Jaime, LLP, Attorneys for Plaintiff, whose address is 2800 Biscayne Blvd., Suite 500, Miami, Florida 33137, Attn: Vivian A. Jaime, Esq.; Vivian@rzllaw.com and efile@rzllaw.com, WITHIN THIRTY (30) DAYS AFTER THE FIRST DATE OF PUBLICATION OF THIS NOTICE and 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.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and seal of this Court on Aug 29, 2025.
LAURA E. ROTH
As Clerk of said Court
(SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk

Submitted by: Vivian A. Jaime, Esq.
Ritter, Zaretsky, Lieber & Jaime, LLP
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
(305) 372-0933, ext. 225
Email: Vivian@rzllaw.com and Denise@rzllaw.com
September 11, 18, 2025 25-004231

SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Edna Treadway and Edna Kristina Treadway herein described, on the 25th day of September, 2025, at 10:00 a.m., on property located at 2300 South Nova Rd., Lot 43, South Daytona, Volusia County, Florida 32119, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 2008/RICH Singlewire Mobile Home VIN No.: N110508 Title No.: 0099479127 All Other Personal Property Therein PREPARED BY: Charles Lovings, Attorney Vector Law PLLC 1309 Thomasville Road, Suite 302 Tallahassee, Florida 32303 Sep. 11/18 25-00092V	
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SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY CASE NO. 2025 11052 CIDL LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MIRIAM MERCADO, et al., Defendant.	
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To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ANTONIO OLMO VILA A/K/A ANTONIO O. VILA A/K/A ANTONIO VILA, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
1388 FERENDINA DR
DELTONA, FL 32725

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 13, BLOCK 507, DELTONA LAKES UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 25, PAGES 223 THROUGH 225, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, Curtis Wilson, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before October 3, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
WITNESS my hand and seal of this Court this 3 day of September, 2025.
LAURA E. ROTH, ESQ.
CLERK OF COURT OF
VOLUSIA COUNTY
As Clerk of the Court
(SEAL) BY: /s/ Jennifer Vazquez
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
September 11, 18, 2025 25-004301

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2024 13481 CICI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5, Plaintiff, vs. RIVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.; RIVERWOOD GREENBRIAR HOMEOWNERS ASSOCIATION, INC.; PALMAS BAY CLUB HOMEOWNERS ASSOCIATION, INC.; PATRICIA L. DEAN A/K/A PATRICIA DEAN; PAMELA S. ROSS; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID HAMPTON A/K/A DAVE HAMPTON A/K/A DAVID P. HAMPTON A/K/A DAVID PAUL HAMPTON, DECEASED; EMILY DEAN, Defendant(s).	DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 39, PAGES 145 AND 146, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Street Address: 6339 Palmas Bay Circle, Port Orange, Florida 32127 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 October 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 September 5, 2025. Laura E. Roth Clerk of said Court (SEAL) By: /s/ Jennifer Vazquez 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#: 11-410126 September 11, 18, 2025 25-004261
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SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2023 12299 CIDL PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. RYAN HAYDEN KOLLER; OAKWOOD HILLS HOMEOWNERS ASSOCIATION, INC; AZREAL JAE APPLEGATE; 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 30 day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, OAKWOOD HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 43, PAGE 143, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 1901 KNOLTON AVENUE, ORANGE CITY, FL 32763 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 RE-	
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SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 11052 CIDL LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MIRIAM MERCADO, et al., Defendant.	
--	--

To: TRACEY VILA
826 PENN EST.
EAST STROUDSBURG, PA 18301
UNKNOWN SPOUSE OF TRACEY VILA
826 PENN EST.
EAST STROUDSBURG, PA 18301
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 13, BLOCK 507, DELTONA LAKES UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 25, PAGES 223 THROUGH 225, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 13, BLOCK 507, DELTONA LAKES UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 25, PAGES 223 THROUGH 225, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, Curtis Wilson, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before October 3, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
WITNESS my hand and seal of this Court this 3 day of September, 2025.
LAURA E. ROTH, ESQ.
CLERK OF COURT OF
VOLUSIA COUNTY
As Clerk of the Court
(SEAL) BY: /s/ Jennifer Vazquez
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
September 11, 18, 2025 25-004301

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2024 13481 CICI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5, Plaintiff, vs. RIVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.; RIVERWOOD GREENBRIAR HOMEOWNERS ASSOCIATION, INC.; PALMAS BAY CLUB HOMEOWNERS ASSOCIATION, INC.; PATRICIA L. DEAN A/K/A PATRICIA DEAN; PAMELA S. ROSS; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID HAMPTON A/K/A DAVE HAMPTON A/K/A DAVID P. HAMPTON A/K/A DAVID PAUL HAMPTON, DECEASED; EMILY DEAN, Defendant(s).	DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 39, PAGES 145 AND 146, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Street Address: 6339 Palmas Bay Circle, Port Orange, Florida 32127 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 October 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,
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Attention Real Estate Agents!

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brian@observerlocalnews.com
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NOTICE OF PROPOSED TAX INCREASE

The Flagler County Board of County Commissioners has tentatively adopted a measure to increase its property tax levy.

Last year’s property tax levy:

- A. Initially proposed tax levy.....\$ 131,736,017
- B. Less tax reductions due to Value Adjustment Board and other assessment changes.....\$ (220,433)
- C. Actual property tax levy.....\$ 131,956,450

This year’s proposed tax levy:.....\$ 145,073,284

All concerned citizens are invited to attend a public hearing on the tax increase to be held on:

Monday, September 22, 2025
5:01 p.m.
at
Flagler County Commission Chambers
1st Floor of the Government Services Building
1769 East Moody Blvd
Building #2
Bunnell, Florida 32110

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

Hammock residents demand ‘fair, equitable’ tax for beach projects

No additional tax on The Hammock is being instituted for beach management for 2026, but could for future budgets.

SIERRA WILLIAMS
STAFF WRITER

Residents of The Hammock flooded the Flagler County Commission’s budget hearing on Sept. 11 after a confusing notice was sent to their doors.

The room was overfilled with people, to the extent that Commission Chair Andy Dance had to ask at least 30 people to leave the room to watch the meeting outside the commission chambers, just to comply with fire safety requirements.

The unincorporated area of Flagler County’s barrier island is facing a special assessment tax to help fund beach management.

The MSBU, or Municipal Service Benefit Unit, was formed in December 2024, but no money was levied for the MSBU for the 2026 budget, County Administrator Heidi Petito said. The notice sent to residents was to comply with state requirements when a special assessment is instituted.

By state statute, in order to keep the special assessment active, the county had to formally adopt an amount for the MSBU — \$0, in this case.

Petito said the county is currently working on a formal analysis to determine how to apportion the MSBU, which will decide how much each property owner will pay.

“It’s not ever going to be an open-ended checkbook,” Petito said. For the 2026 budget, she said: “It is zero, it’s not going to change a month from now, it’s not going to change anytime before our next budget next year.”

Multiple residents said they were concerned the MSBU would be used as a “blank check” to fund the majority of the beach management program.

“I’m willing to pay my share,” Hammock resident Barbara Patel said. “I’m OK

with a special assessment, as long as it’s reasonable, equitable and taxed. To make it equitable, I strongly encourage you to pass the half-cent sale tax, because, as it’s been said before, everybody in Flagler County benefits from the high quality of our beaches.”

The beach maintenance program was always intended to be funded through a mix of funding sources, including an MSBU, grants, sales tax, the county’s tourism bed tax and dedicated millage.

Originally, Petito said, the county considered levying a special assessment for the whole county to help fund the beach management program. But the county legally cannot levy in the cities without the support and approval of those municipalities.

In turn, though, the MSBU in The Hammock area will only fund renourishment for the beaches in the unincorporated area that pays for it. When the county’s study is finalized and an apportionment is determined, the MSBU will include funding for nourishment, signage, dune fencing and programs like dune monitoring.

The MSBU also is not permanent, Dance said; it must be renewed annually.

Despite this information, residents wanted to know: Why hasn’t the county looked at other options, like more federal or state funding, or grants? And what about using the half-cent sales tax?

The fact is, the county has looked at its options over the last several years.

“We’re maximizing every available funding formula we can get from the state, from the federal government,” Dance said.

But Commissioners Kim Carney, Leann Pennington and Pam Richardson have said in the past they have concerns about the half-cent sales tax, which is why the item has not come to a vote on the commission. To levy a half-cent tax would need a supermajority — or four out of five — vote to pass.

Instead of a board vote, at a recent joint meeting with other municipalities, the Flagler County Commission floated the idea of holding a referendum vote for a half-

“I’m OK with a special assessment, as long as it’s reasonable, equitable and taxed. To make it equitable, I strongly encourage you to pass the half-cent sale tax, because, as it’s been said before, everybody in Flagler County benefits from the high quality of our beaches.”

BARBARA PATEL,
resident of The Hammock

cent sales tax.

Pennington said her concern was primarily in how future boards would use the funding. According to law, the current board could dedicate the funding to beach management, but future boards are not obligated to follow that.

“You can’t assume that the half-cent would be used just for the beach,” Pennington said.

But, Dance pointed out, based on the show of force tonight from the public, it’s likely that “future boards are going to listen to the same people that are here and would abide probably by those same plans.”

The Hammock residents in attendance all had the same thing to say: Everyone in the county should pay their share to support the beach.

“Everybody has access to it,” resident Don Albertson said, supporting a half-cent sales tax, “and I think the only fair way is to tax everybody.”

Commissioner Greg Hansen — who has been a driving force behind funding the beach renourishment program — said the half-cent is the “fair and elegant” solution to the funding problem.

“Further down the road, commissions that come after us are going to feel the same way,” Hansen said. “It’s our duty as county commissioners to protect that beach. That’s our duty.”

Email sierra@observerlocalnews.com.

BUDGET SUMMARY								
FLAGLER COUNTY, FLORIDA - FISCAL YEAR 2025-2026								
THE PROPOSED OPERATING BUDGET EXPENDITURES OF FLAGLER COUNTY ARE 8.4% MORE THAN LAST YEARS TOTAL OPERATING EXPENDITURES.								
General Fund	7.8695							
Voted Operating	0.1250							
Voted Debt	0.1855							
ESTIMATED REVENUES		GENERAL FUND	SPECIAL REVENUE	DEBT SERVICE	CAPITAL PROJECTS	ENTERPRISE FUND	INTERNAL SERVICE	TOTAL ALL FUNDS
Taxes:	Millage per \$1000							
Ad Valorem Taxes (operating)	7.8695	135,664,707						135,664,707
Ad Valorem Taxes (voted operating)	0.1250 (ESL Operating)		2,154,913					2,154,913
Ad Valorem Taxes (voted debt)	0.0855 (2016 ESL Bonds)			1,473,961				1,473,961
Ad Valorem Taxes (voted debt)	0.1000 (2015 General Obligation Bonds)			1,723,930				1,723,930
Other Taxes		222,243	5,463,732	0	4,549,291	0	0	10,235,266
Permits, Fees, & Special Assessments		316,247	2,931,157	95,000	0	0	0	3,342,404
Intergovernmental Revenue		5,857,972	10,611,165	3,232,507	0	0	0	19,701,644
Charges for Services		6,003,115	2,754,837	0	0	7,820,942	0	16,578,894
Judgments, Fines, & Forfeits		43,500	777,950	0	0	0	0	821,450
Miscellaneous Revenue		1,271,885	1,483,168	15,500	347,596	150,475	11,654,502	14,923,126
Other Sources		1,527,556	52,621	0	0	8,000	0	1,588,177
TOTAL SOURCES		\$ 150,907,225	\$ 26,229,543	\$ 6,540,898	\$ 4,896,887	\$ 7,979,417	\$ 11,654,502	\$ 208,208,472
Transfers In		0	10,948,842	1,535,535	200,000	44,580	2,490,438	15,219,395
Fund Balances/Reserves/Net Assets		51,829,940	40,158,399	7,839,363	6,186,310	3,577,583	2,752,751	112,344,346
TOTAL REVENUES, TRANSFERS & BALANCES		\$ 202,737,165	\$ 77,336,784	\$ 15,915,796	\$ 11,283,197	\$ 11,601,580	\$ 16,897,691	\$ 335,772,213
EXPENDITURES								
General Government		29,623,266	2,187,805	0	502,800	0	120,000	32,433,871
Public Safety		34,159,748	8,576,581	0	5,337,611	0	0	48,073,940
Physical Environment		508,069	9,299,240	0	2,559,044	4,753,635	0	17,119,988
Transportation		4,366,447	13,252,475	0	1,000,000	3,628,308	0	22,247,230
Debt Services		370,420	0	11,594,670	0	0	0	11,965,090
Economic Environment		447,060	3,546,113	0	0	0	0	3,993,173
Human Services		6,480,136	359,484	0	0	0	0	6,839,620
Culture/Recreation		6,313,118	657,340	0	23,300	0	0	6,993,758
Other		0	0	0	0	0	12,222,015	12,222,015
Court Related		561,962	1,229,116	0	0	0	0	1,791,078
TOTAL EXPENDITURES		\$ 82,830,226	\$ 39,108,154	\$ 11,594,670	\$ 9,422,755	\$ 8,381,943	\$ 12,342,015	\$ 163,679,763
Transfers Out		15,003,149	24,330	0	191,916	0	0	15,219,395
Transfers to Constitutional Officers		59,014,086	0	0	0	0	0	59,014,086
Fund Balances/Reserves/Net Assets		45,889,704	38,204,300	4,321,126	1,668,526	3,219,637	4,555,676	97,858,969
TOTAL APPROPRIATED EXPENDITURES		\$ 202,737,165	\$ 77,336,784	\$ 15,915,796	\$ 11,283,197	\$ 11,601,580	\$ 16,897,691	\$ 335,772,213
TRANSFERS, RESERVES & BALANCES								
The Tentative, Adopted, and / or final budgets are on file in the office of the above referenced taxing authority as a public record.								

County: One more year with Humane Society

Flagler County wants a seat on the FHS board and Level 2 background checks for animal control.

SIERRA WILLIAMS
STAFF WRITER

The Flagler County Commission has renewed its contract with the Flagler Humane Society for animal control, shelter and spay and neuter services.

But, the renewal comes with some changes, County Administrator Heidi Petito said. Those changes include adding one commissioner and one staff member to the FHS Board and two FHS Board members will be liaisons with

the county. Those liaisons will meet monthly to review financial and animal intake reports, she said.

FHS has also agreed to conduct Level 2 background checks now on animal control officers, Petito said, and also will not accept anyone for employment or as a volunteer that has an animal cruelty conviction. In order to promote more transparency, the FHS will also provide case reports with the monthly case summary and calls for service.

Flagler County in turn will pay FHS \$214,599 annually, up from \$208,349 from the previous year, for animal control services. The contract also states the county will pay up to \$106,000 — up from \$90,000 in 2024 — for sheltering, spaying and neutering.

The county and Palm Coast formed a joint task force earlier in 2025 to pursue the county’s options for animal services following a storm of complaints from the public about FHS regarding overcrowding and transparency. The Flagler Commission approved the contract at its Sept. 15 meeting. The next joint task force meeting with Palm Coast about FHS and animal services will be held on Sept. 25.

FUNDING INCREASE

Animal control services
2024: \$208,349
2025: \$214,599

Sheltering, spaying and neutering
2024: \$90,000
2025: \$106,000

Matanzas wins third straight, 36-14, vs. Jackson

Cole Walker and Wiley Conner each accounted for three touchdowns for the Pirates.

BRENT WORONOFF
ASSOCIATE EDITOR

Matanzas football coach Matt Forrest has praised his team’s efficiency during its three-game winning streak.

In its 36-14 victory against Jackson High School in Jacksonville on Friday, Sept. 12, Matanzas converted nine of 11 third downs and scored touchdowns in all four trips to the red zone — the picture of efficiency.

On defense, the Pirates held Jackson to a 5-for-13 third-down conversion rate, intercepted two passes and recovered a fumble, to win the turnover margin 3-1, and produced two quarterback sacks and four tackles for loss.

Matanzas quarterback Cole Walker completed 21 of 29 passes for 215 yards with two touchdowns, and he also ran for a touchdown. It was the senior’s third straight game with over 200 yards passing. Andrew Bass caught eight



Jordan Schendorf caught five passes for 69 yards. **Photos by Hannah Hodge**



Matanzas running back Wiley Conner (34) rushed for 85 yards and scored three touchdowns.

passes for 96 yards, including a 25-yard touchdown reception. And Jordan Schendorf had five catches for 69 yards and also tossed a 2-point conversion pass to Thomas Larywon.

The Pirates (3-1) also ran for more than 100 yards with Wiley Conner rushing for 85 yards with two touchdowns and also catching a touchdown pass.

Rilee Roberts had both sacks. Jaden Dormevil returned a second-quarter interception 45 yards to the Tigers’ 16-yard line to set up Conner’s 9-yard touchdown run which put Matanzas up 21-6. Ladarien Baker intercepted a pass in the fourth quarter that also led to a Pirates touchdown.

“We’re solid offensively, defensively and on special teams,” Forrest said. “We’re able to execute and be efficient in all phases of the game.”

Forrest said he put too much on his players’ shoulders in the season-opener against Flagler Palm Coast. Since then, they have focused on what they do best, he said.

“The guys understand we’ll do whatever it takes to win the football game.”

MATT FORREST, Matanzas football coach

The Pirates have averaged just under 40 points per game since the 26-14 loss to the Bulldogs.

“I think the FPC game was the exception, not the rule,” Forrest said. “We’re a much better team than we showed. That was me putting too much pressure on them, trying to do too many things.”

Against Jackson, the Pirates slowed the game down after Tigers quarterback Jamarian Dixon scored his second touchdown with five seconds left in the first half. Dixon’s 26-yard scramble pulled Jackson (2-2) to within 21-12. In the second half, Matanzas outscored Jackson 15-2, holding the Tigers to a fourth-quarter safety.

“They had a really athletic quarterback. He was able to break big plays at any moment,” Forrest said. “Once

we got the lead to two possessions we tried to take the air out of the ball and give our defense a break, because they were chasing that guy all night. By slowing down the game on offense, we were able to get the defense back to where it needed to be, and we were able to get some turnovers and stops and give the offense a short field.

“The guys understand we’ll do whatever it takes to win the football game,” Forrest said.

The Pirates are back home on Friday, Sept. 19, against Seabreeze (1-2). The Sandcrabs struggled in the second half of a 47-7 loss to Rockledge last week. After Seabreeze took a 7-6 halftime lead, the Raiders scored touchdowns on six straight second-half possessions.

Email brent@observerlocalnews.com.

Lake Brantley’s run-pass attack beats FPC

La’Darius Simmons scored the Bulldogs’ only touchdown on a 60-yard run.

BRENT WORONOFF
ASSOCIATE EDITOR

Lake Brantley’s Jackson Stecher is among the state’s top-rated dual-threat quarterbacks in the 2028 recruiting class. Flagler Palm Coast found out why.

The sophomore transfer from The Master’s Academy passed for 358 yards and two touchdowns and ran for 61 yards and two more scores to lead the undefeated Patriots to a 48-7 victory over the visiting Bulldogs on Friday, Sept. 12.

“Their quarterback is really, really good,” FPC coach Patrick Turner said. “He had two or three scrambles when our guys were in coverage, or just before he crossed the line, he’d connect with a receiver. He’s that good of a player.”

While Lake Brantley (4-0) seems set at quarterback for the next two-plus seasons, FPC (1-3) is still looking for consistency at the position. Senior La’Darius Simmons played extensively for the first time since injuring his ankle against Matanzas in the season-opener.

Senior Caden Burchfield is out for the season after tearing an ACL and fracturing a tibia in the Mainland game on Sept. 5. In three games for the Bulldogs, he passed for 353 yards and five touchdowns.

Simmons scored FPC’s only touchdown against the Patriots with a 60-yard run on the Bulldogs’ second possession. FPC was held to 157 yards of offense, including just 20 yards passing on 3 of 8 attempts.

“Ninety percent of our offense is an RPO (run-pass option),” Turner said. “We didn’t throw or we didn’t connect when the RPO was called for.”

The Bulldogs lost a fumble on their second snap from scrimmage, and the Patriots drove 32 yards for their first touchdown. They would score on all five of their first-half possessions to take a 35-7 lead. Stecher scored on runs of 3 and 9 yards and connected with the speedy Devon Washington on touchdown passes of 51 and 61 yards.

The Bulldogs were able to sack Stecher three times and had six total tackles for loss. Reagan Melland had a sack and shared another tackle for loss.

“We got a lot of pressure on the quarterback,” Turner said. “I think our defense just wore down. The score was bad, but I don’t think we played bad. Lake Brantley is a very improved team. As the season goes on, people are going to understand how good they are and how good they can be.”

The Bulldogs have a bye this week. They will try to snap their three-game losing streak on Sept. 26 in a District 2-7A game at home against University.

“We’re still only four games into the season. I think we haven’t tapped into our potential yet. We haven’t found our groove,” Turner said. “We’ve got to be more aggressive, practice better and be more disciplined.”

“Their quarterback is really, really good. He had two or three scrambles when our guys were in coverage.”

PATRICK TURNER, FPC football coach

NOTICE OF PROPOSED TAX INCREASE

The TOWN OF BEVERLY BEACH, has tentatively adopted a measure to increase its property tax levy.

- Last year’s property tax levy:**
- A. Initially proposed tax levy.....\$ 126,634
 - B. Less tax reductions due to Value Adjustment Board and other assessment changes.....\$ (5,430)
 - C. Actual property tax levy.....\$ 132,064

This year’s proposed tax levy:.....\$ 136,336

All concerned citizens are invited to attend a public hearing on the tax increase, to be held on:

**MONDAY, SEPTEMBER 22, 2025
5:15 P.M.**

**BEVERLY BEACH TOWN HALL
CONFERENCE ROOM
2735 N OCEANSHORE BOULEVARD,
BEVERLY BEACH, FLORIDA**

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

BUDGET SUMMARY			
Town of Beverly Beach, Florida, Fiscal Year 2026			
General fund	1.04		
ESTIMATED REVENUES		General Fund	Special Revenue Funds
Taxes: Millage per \$1000			
Ad Valorem Taxes	1.04	136,336	-
Communications Services Tax		19,337	-
1/2 Cent Sales Tax		20,580	-
Local Discretionary Surtax (Monthly/Quarterly)		-	25,968
Gas Option Tax		-	9,042
Mobile Home Licenses		900	-
Revenue Sharing		12,953	-
Local Business Tax Receipts		500	-
Other Revenues			0
Franchise Fees (FPL)		42,000	-
Non-ad Valorem Assessment for Sanitation		118,002	-
General & Investment Funds Interest		11,000	-
TOTAL SOURCES		361,608	35,010
Transfers In:			
Fund Balances/Reserves/Net Assets		797,274	90,877
TOTAL REVENUES, TRANSFERS AND BALANCES		1,158,882	125,887
EXPENDITURES:			
Auto/Mileage Reimbursement		750	-
Dues, Publications, Education & Training,		2,945	-
Elected Officials' Stipends		33,000	-
Election Expense		2,500	-
Infrastructure Repair & Maintenance. (roads, walkovers, ROW)		50,659	9,042
Infrastructure Maintenance Upgrades/Improvements		35,442	-
Insurances		17,330	25,968
Office Operations (supplies, equipment, postage, web)		4,400	-
Payroll Expense (payroll and payroll taxes)		45,580	-
Professional and Consulting Fees (accounting, legal, NEFRC)		45,000	-
Telephone/Internet/Electric - Town Hall & Meeting Hall		6,000	-
Waste, Sanitation, Recycling and Commissions		118,002	-
TOTAL EXPENDITURES		361,608	35,010
Transfers Out:			
Fund Balances/Reserves/Net Assets		797,274	90,877
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES AND BALANCES		1,158,882	125,887
The tentative, adopted and/or final budget are on file in the office of the above-mentioned taxing authority as a public record.			



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BusinessObserverFL.com

PUBLIC NOTICES

THURSDAY, SEPTEMBER 18, 2025

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CA 000626
PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS. DAVID TOURNAT; BETTY TOURNAT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 28, 2025 in Civil Case No. 2024 CA 000626, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and DAVID TOURNAT; BETTY TOURNAT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at https://flagler.realforeclose.com/ on October 10, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 123, SUBDIVISION PLAT, LAKEVIEW, SECTION 37, PALM COAST PARK AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 1 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.	Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 8th day of September, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro Digitally signed by John J. Cullaro DN: CN=John J. Cullaro, E=jcullaro@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.09.08 10:42:28-04'00' Foxit PDF Editor Version: 13.1.7 FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1457-1035B September 18, 25, 2025	25-00117F
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FIRST INSERTION
NOTICE OF MEETINGS TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Town Center at Palm Coast Community Development District will hold its meetings for Fiscal Year 2026 at the Hilton Garden Inn Palm Coast/Town Center, located at 55 Town Center Boulevard, Palm Coast, Florida 32164 on the third Friday of every other month at 10:00 a.m. unless otherwise noted as follows:

November 21, 2025	January 16, 2026
March 20, 2026	May 15, 2026 – Budget Approval
July 17, 2026 – Budget Adoption	September 18, 2026

There may be occasions when one or more Supervisors will participate via telephone. Any interested person can attend the meetings at the above location and be fully informed of the discussions taking place. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record.
Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.
Each person who decides to appeal any action taken by the Board at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure 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
Sep. 18 25-00339F |

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.
Sep. 18 25-00117F |

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000449 PHH MORTGAGE CORPORATION, Plaintiff, vs. IVAN VINCENTY-SANTIAGO, et. al. Defendant(s).
TO: ASTRID GRICHEL FIGUEROA A/K/A ASTRID FIGUEROA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 22, BLOCK 28, OF PALM COAST, MAP OF PINE GROVE, SECTION 26, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 20 THROUGH 35, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Flagler County, Florida, this day of 9/12/2025.

TOM BEXLEY
CLERK OF THE CIRCUIT COURT (SEAL) BY: AMY PEREZ DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-245427
September 18, 25, 2025 25-00227G |

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2014 CA 000635 WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF6, Plaintiff, vs. GALE CHERYL DANIEL A/K/A GALE C. DANIEL A/K/A GALE DANIEL, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered on July 31, 2025, in Civil Case No. 2014 CA 000635 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF6 is Plaintiff and Gale Cheryl Daniel a/k/a Gale C. Daniel a/k/a Gale Daniel, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online at <https://flagler.realforeclose.com/index.cfm> in accordance with Chapter 45, Florida Statutes on the 3rd day of October, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 5, Block 140, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Book 13, Pages 1-29 of the Public Records of Flagler County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
21-04782FL
September 18, 25, 2025 25-00221G |

FIRST INSERTION
NOTICE OF PUBLIC SALE
Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 10/13/2025 at 3:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com
12 Stephan Hawrylyuk
23 Martin Nunez
222 David Mills
246 Megan Collins
Sep. 18/25 25-00333F |

FIRST INSERTION
NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No. 18-2025-CA-000232
Honorable Judge: Andrea Karyn Totten
PLANET HOME LENDING, LLC Plaintiff, vs. GABRIEL P. SCARNATO; UNKNOWN SPOUSE OF GABRIEL P. SCARNATO; GENEVIEVE M. SCARNATO; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants.
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure [D.E. 39] dated September 08, 2025, in the above-styled cause, Tom W. Bexley, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.flagler.realforeclose.com at 11:00 a.m. on November 07, 2025, the following described property:
LOT 8, BLOCK 40, OF PALM COAST, MAP OF FLORIDA PARK - SECTION -9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 42; AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
TAX ID # 0711317009004000080
COMMONLY KNOWN AS: 106 Fenimore Lane, Palm Coast, FL 32137.
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.
Respectfully submitted this September 09, 2025.
/s/ Matthew T. Wasinger
Matthew T. Wasinger
Florida Bar No: 57873
Wasinger Law Office, PLLC
Attorney(s) for Plaintiff
605 E. Robinson St., Suite 730
Orlando, FL 32801
Telephone: (407) 308-0991
mattw@wasingerlawoffice.com
September 18, 25, 2025 25-00222G |

FIRST INSERTION
NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 10/11/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: EAST COAST SERVICE CENTER INC 2011 VOLK VNL 4V4NC9EG9BN296427 8934.31 TEL:813-697-1791 MV#: MV96723 LOCATION: 201 S BAY ST, BUNNELL, FL 32110/
September 18, 2025 25-00226G |

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000475 Division 48 IN RE: ESTATE OF EUGENE KEVIN BARRY Deceased.
The administration of the estate of Eugene Kevin Barry, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32164. 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 September 18, 2025.
Personal Representative: Margaret Victoria Barry
3 Cordoba Court
Palm Coast, Florida 32137
Attorney for Personal Representative: Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445.8900
Fax: (386) 445-6702
E-Mail: DVIDal@legalteamforlife.com
Secondary E-Mail: Proserv@legalteamforlife.com
September 18, 25, 2025 25-00223G |

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025-CP-362
Division 58
IN RE: ESTATE OF
MICHAEL DEAN BUDGEN
Deceased.

The administration of the estate of Michael Dean Budgen, deceased, whose date of death was November 15, 2024, 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL 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 September 18, 2025.

Personal Representative:
/s/ Dana Benton
Dana Benton
5037 SE State Road 100
Starke, Florida 32091
Attorney for Personal Representative:
/s/ Dallas R. Hedstrom
DALLAS R. HEDSTROM
Florida Bar Number: 89066
HEDSTROM LAW, P.A.
601 ST. JOHNS AVE
PALATKA, FL 32177
Telephone: (386) 385-3101
Fax: (386) 530-2794
E-Mail: dallas@hehalaw.com
Secondary E-Mail: vikki@hehalaw.com
September 18, 25, 2025 25-00224G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No.2025 CP 000448
Division 48
IN RE: ESTATE OF
TIMOTHY J.D'ADDABBO,
Deceased.

The administration of the estate of TIMOTHY J.D'ADDABBO, deceased, whose date of death was November 29, 2024, 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.

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. 732.221, 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 September 18, 2025.

Personal Representative:
/s/ Sheila Rittman
SHEILA RITTMAN
210 Mooreland Rd.
Kensington, CT 06037
Attorney for Personal Representative:
/s/ Ellen L Regnery
ELLEN L. REGNERY, ESQ.
Florida Bar No. 863769
Nason Yeager Gerson
Harris & Fumero, P.A.
3001 PGA Boulevard, Suite 305
Palm Beach Gardens, FL 33410
Telephone: (561) 686-3307
E-mail: eregnery@nasonyeager.com
September 18, 25, 2025 25-00225G

FIRST INSERTION

COLBERT LANDINGS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026
MEETINGS

The Board of Supervisors ("Board") of the Colbert Landings Community Development District (the "District"), located in Flagler County, will hold Regular Meetings for Fiscal Year 2026 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110 on the following dates:

October 2, 2025
November 6, 2025
December 4, 2025
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours, or by visiting the District's website, <https://colbertlandingscdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 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 Office.

A person who decides to appeal any decision made at the meeting 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
September 18, 2025 25-00228G

FIRST INSERTION

LIGHTHOUSE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026
MEETINGS

The Board of Supervisors ("Board") of the Lighthouse Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301, Palm Coast, Florida 32174 on the following dates:

November 5, 2025
December 4, 2025
January 1, 2026
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website <https://www.lighthousecdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting 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 meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Lighthouse Community Development
District
September 18, 2025 25-00229G

FIRST INSERTION

BOARD OF SUPERVISORS
MEETING DATES
RADIANCE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026

The Board of Supervisors of the Radiance Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, Florida 32164, at 11:00 a.m. unless otherwise indicated as follows:

October 27, 2025
November 24, 2025
December 22, 2025
January 26, 2026
February 23, 2026
March 23, 2026
April 27, 2026
May 27, 2026
June 22, 2026
July 27, 2026
August 24, 2026
September 28, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

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 this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 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 Office.

A person who decides to appeal any decision made at the meeting 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
Sep. 18 25-00345F

FIRST INSERTION

BOARD OF SUPERVISORS
MEETING DATES
SEMINOLE PALMS
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2025-2026

The Board of Supervisors of the Seminole Palms Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at 55 Town Center Blvd, Palm Coast, FL 32164, at 11:00 a.m. unless otherwise indicated as follows:

October 27, 2025
November 24, 2025
December 22, 2025
January 26, 2026
February 23, 2026
March 23, 2026
April 27, 2026
May 27, 2026
June 22, 2026
August 24, 2026
September 28, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 X-193.

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 this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 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 Office.

A person who decides to appeal any decision made at the meeting 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
Sep. 18 25-00346F

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
Case No. 18-2025-CP-000427
Division: Probate
IN RE: ESTATE OF
MARCELLA HOWARD,
Deceased.

The administration of the estate of Marcel-la Howard, deceased, whose date of death was April 26, 2025, is pending in the Cir-cuit Court for Flagler County, Florida, Pro-bate 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 representa-tive's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under §732.221, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES §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 September 11, 2025.

Michael Howard,
Personal Representative
2510 Beechwood Drive
Jesup, GA 31545
Casey C. Harrison, Esquire
HARRISON ESTATE LAW, P.A.
Florida Bar Number: 86488
Email: casey@harrisonestatelaw.com
Attorney for Michael Howard
7015 SW 24th Ave
Gainesville, FL 32607-3704
Tel: (352) 559-9828
Fax: (352) 559-0880
Secondary Email:
eservice@harrisonestatelaw.com
September 11, 18, 2025 25-00216G

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CASE NO.: 2025 CA 000149
CITIZENS BANK, N.A.,
Plaintiff, vs.
PAUL LAWRENCE MARCINKOSKI;
KATHY LYN TRIPLETT; KEITH
TRIPLETT,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated August 6, 2025, and entered in Case No. 2025 CA 000149 of the Circuit Court of the 7TH Judicial Circuit in and for Flagler County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Paul Lawrence Marcinkoski; Kathy Lyn Triplett; Keith Triplett, are Defendants, the Office of the Clerk, Flagler County Clerk of the Court will sell via online auction at <https://flagler.reaforeclose.com> at 11:00 a.m. on the 7th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 30, SUBDIVISION MAP PINE GROVE - SECTION-28 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 51 THROUGH 66, IN-CLUSIVE, OF THE PUBLIC RE-CORDS OF FLAGLER COUNTY, FLORIDA.
Property Address: 16 Powder Lane, Palm Coast, Florida 32164
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs 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 Admin-istration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiv-ing this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 9/8/25
McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400067
September 11, 18, 2025 25-00218G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000480 AX
Division Probate
IN RE: ESTATE OF
GEORGE WASHINGTON LESTER, II
Deceased.

The administration of the estate of George Washington Lester, II, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the ad-dress of which is 1769 E. Moody Blvd., Building #1, Bunnell, Florida 32110. The names and addresses of the personal repre-sentative 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 11, 2025.

Personal Representative:
Katherine L. Smith
3400 S. Tamiami Trail, Suite 101
Sarasota, Florida 34239
Attorney for Personal Representative:
Kate Smith, Attorney
Florida Bar Number: 0196010
3400 S. Tamiami Trail, Suite 101
Sarasota, FL 34239
Telephone: (941) 952-0550
Fax: (941) 952-0551
E-Mail: Kate@KateSmithLawFL.com
Secondary E-Mail:
Tammy@KateSmithLawFL.com
September 11, 18, 2025 25-00219G

SECOND INSERTION

INVITATION TO BID
Allstate Construction, Inc. (CGC1518758), the Construction Manager, will receive sealed bid proposals from pre-qualified subcontractors for DMS Florida State Guard Flagler Joint Training Facility project, Bunnell, Florida, for the following work:

03A – Concrete
06A – Cabinets
08A – Doors, Frames and Hardware
08B – Glass
09A – Gypsum Board Assemblies
09B – Acoustical Ceilings
09C – Concrete Polishing
09D – Resilient and Tile Flooring
09E – Painting
10A – Building Accessories
10B – Signs
10C – Operable Partition
10D – Aluminum Canopies
12A – Window Shades
13A – Pre-Engineered Metal Buildings
13B – Range Baffles
22A – Plumbing
23A – HVAC
26A – Electrical
27A – Communications Cabling System
28A – Access Control and Video Surveil-lance Systems
28B – Fire Alarm System
31A – Site
32A – Fencing
32B – Landscaping

Subcontractor Bid proposals will be re-ceived until 2:00pm Eastern Time on Octo-ber 14, 2025, at Allstate Construction, Inc., 5718 Tower Road, Tallahassee, FL 32303.

Pre-Bid Site Visit will be held on Septem-ber 18, 2025, 10:00am Eastern Time at the project site, located at Justice Lane, Bun-nell, FL 32110 (29°27'28"N 81°15'38"W).

Bid Proposal documents are available from Allstate Construction, Inc.
Email: jwright@allstateconstruction.com
Phone: 850-514-1004

Allstate Construction, Inc. reserves the right to waive any irregularities and/or re-ject any and all Bid Proposals.
September 11, 18, 2025 25-00217G

SECOND INSERTION

LEGAL NOTICE
Suzanne Korum, APRN, will be LEAV-ING Conviva Palm Coast on September 12, 2025. Current patients will automatically be transferred to another provider at the center. If you are a patient and you choose not to continue care at Conviva Palm Coast, you can obtain your medical records by calling 386-586-7005.
Sep. 11/18/25, Oct. 2 25-00336F

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