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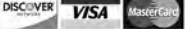
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PUBLIC NOTICES

THURSDAY, NOVEMBER 6, 2025

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

VOLUSIA COUNTY LEGAL NOTICES

FIRST 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 11827 CICI
LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs.
SARA BETH WALD A/K/A BETH WALD, et al., Defendant.
To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JAMES E WALD A/K/A JAMES EDWARD WALD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
ALL THAT CERTAIN LAND SITUATE IN VOLUSIA COUNTY, FLORIDA VIZ:
A PORTION OF LOT 9, ASSESSOR'S SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 82, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING ALSO A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 15 A DISTANCE OF 50 FEET TO THE EASTERLY BOUNDARY OF BONK'S LANDING ROAD (A 100 FOOT ROAD AS SHOWN ON BAYVIEW HOMESITES SUBDIVISION MAP); THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF BONK'S LANDING ROAD AND PARALLEL TO THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 150 FEET; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 864 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 100 FEET;

THENCE EAST AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SECTION 15 A DISTANCE OF 66 FEET; THENCE SOUTH AND PARALLEL TO THE WESTERLY BOUNDARY OF SAID SECTION 15 A DISTANCE OF 100 FEET; THENCE WEST AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 15 A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 48-2, BAYVIEW HOMESITES. TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER AND THROUGH THE NORTHERLY 50 FEET TO THE SOUTHERLY 678 FEET AND THE WESTERLY 50 FEET OF THE EASTERLY 142 FEET OF THE NORTHERLY 330 FEET OF THE SOUTHERLY 818 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 15, LESS SOUTHERLY 12 FEET THEREOF. COMMONLY KNOWN AS: 1113 MILLBROOK AVENUE, PORT ORANGE, FL 32127 PARCEL: 631506020480
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, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before DEC 1 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 28th day of Oct, 2025.
LAURA E. ROTH, ESQ.
CLERK OF COURT OF VOLUSIA COUNTY (SEAL) By /s/ Shawnee S. Smith As Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-11313FL
November 6, 13, 2025 25-005481

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Edward Anthony Lind will on the 26th day of November 2025 at 10:00 a.m., on property at 1300 Hand Avenue, Lot #C-29, Ormond Beach, Volusia County, Florida 32174, in Pinewood Mobile Home Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1974 RAMA Mobile Home VIN No.: 2062964H Title No.: 11247432 And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Nov. 6/13 24-00110V

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 12/01/2025 at 08:00 AM the following vehicle(s) may be sold at public sale pursuant to Florida Statute 713.585. NAME: ROYAL TIRE & AIR, INC 1GBJG31R8X1092949 1999 CHEV 2612.31 TEL:813-697-1791 MV#: MV5335 LOCATION: 820 MASON AVE, DAYTONA BEACH, FL 32117/
November 6, 2025 25-005491



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VOLUSIA COUNTY
clerk.org



FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 10319 CIDL
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-4, Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF IVORINE CAINE A/K/A IVORINE JACKSON-CAINE, DECEASED; CHANELLE SHEPHERD, Defendant(s).
TO: Shayma Shepherd
Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 2, BLOCK B, PLAT OF UNIT NO. 1, COLLEGE ARMS ESTATES, A SUBDIVISION ACCORDING TO THE MAP RECORDED IN MAP BOOK 25, PAGE 14, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Street Address: 711 Laisy Drive, Deland, Florida 32724
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 NOV 24 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 OCT 24 2025.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Shawnee S. Smith As Deputy Clerk

MCCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:24-400409
November 6, 13, 2025 25-005471

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12413 PRLDL
Division: 28
IN RE: ESTATE OF BRENDA A. MORTON
Deceased.
The administration of the estate of BRENDA A. MORTON, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 6, 2025.
Attorney for Personal Representative: Grisell M. Turnau, Attorney
Florida Bar Number: 0146031
2787 E. Oakland Park Blvd, Suite 216
Fort Lauderdale, FL 33306
Telephone: (954) 908-2358
E-Mail: grisell@turnaulegal.com
Secondary E-Mail: teshana@turnaulegal.com
November 6, 13, 2025 25-005461

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. 2018 30070 CICI
DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs.
JEROME D. MITCHELL A/K/A JEROME MITCHELL; ET AL, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated November 22, 2024 and an Order Resetting Sale dated October 23, 2025 and entered in Case No. 2018 30070 CICI of the Circuit Court in and for Volusia County, Florida, wherein DLJ Mortgage Capital, Inc. is Plaintiff and JEROME D. MITCHELL A/K/A JEROME MITCHELL; ATTORNEY'S TITLE INSURANCE FUND, INC. D/B/A ATIF, INC.; CITY OF ORMOND BEACH, FLORIDA; FINANCIAL PORTFOLIOS II, INC., AS SUCCESSOR IN INTEREST TO WELLS FARGO BANK, N.A. F/K/A WACHOVIA; INNOVATIVE CAPITAL CLUB AT CEDAR KEY, LLC, A DISSOLVED FLORIDA CORPORATION, BY AND THROUGH ITS MANAGER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; SUNTRUST BANK; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; VOLUSIA COUNTY, FLORIDA; STATE OF FLORIDA; 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 January 9, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 44, SWEETSER SUBDIVISION, ORMOND, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 5, PAGE(S) 84 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.
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. Comuniquese 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 November 3, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-169978 / SM2
November 6, 13, 2025 25-005451

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FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 12522 CIDL NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MARISOL EDWARDS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VIVIAN ROY EDWARDS, JR., DECEASED; MARISOL EDWARDS; MALCOLM ROY EDWARDS; NAKIA EDWARDS; JEREMY EDWARDS; AARON EDWARDS; CHAYAH EDWARDS A/K/A CHAYA K. SCOTT; AVIAN EDWARDS;; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: MARISOL EDWARDS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VIVIAN ROY EDWARDS, JR., DECEASED (Current Residence Unknown) (Last Known Address(es)) 1638 WEST AKRON DRIVE DELTONA, FL 32725 MARISOL EDWARDS (Current Residence Unknown) (Last Known Address(es)) 1638 WEST AKRON DRIVE DELTONA, FL 32725 2480 ALAMANDA AVE DELTONA, FL 32738 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 1638 WEST AKRON DRIVE DELTONA, FL 32725 YOU ARE NOTIFIED that an action for the Foreclosure of a Mortgage on the following described property: LOT 15, BLOCK 515, DELTONA LAKES UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT MAP BOOK 25, PAGES 234 THROUGH 240, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.		
A/K/A: 1638 WEST AKRON DRIVE, DELTONA, FL 32725. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442, Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in The Palm Coast/Ormond Beach Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. 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, 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 alprecibir 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 WITNESS my hand and the seal of this Court this 28th day of Oct, 2025. Laura E Roth CLERK OF THE CIRCUIT COURT (SEAL) By /s/ Shawnee S. Smith Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 22-52256 November 6, 13, 2025 25-005321		

FIRST INSERTION		
PUBLIC NOTICE REQUEST FOR QUALIFICATIONS (RFQ) – DEVELOPERS FOR MULTI-FAMILY HOUSING PROJECTS PALATKA HOUSING AUTHORITY NOTICE IS HEREBY GIVEN that the Palatka Housing Authority, Palatka, Florida, is seeking Request for Qualifications (RFQ) from experienced and qualified real estate developers and/or general contractors for the RIVER Program (Resident Investment Vehicle for Economic Resilience) project. Sealed RFQ's will be received by the Palatka Housing Authority, 400 North 15th Street, Palatka, FL 32177 until 11:00 a.m., November 25, 2025. PROJECT DESCRIPTION: The project involves the “financing, design, and successful construction of approximately 60 new single-family town homes on City-owned property located at multiple established communities currently owned by the PHA over a 5 year period. The selected developer will be responsible for all aspects of the project, including design, construction, and marketing/sale of the residential units, in compliance with all applicable local, State, and Federal rules and regulations, including zoning requirements. This project is a part of the Community Contribution Tax Credit Program (CCTC) and provides a financial incentive (up to 50% tax credit or sales tax refund) to encourage Florida businesses to make donations toward community development and housing projects for low-income persons. SUBMISSION REQUIREMENTS: Interested firms must submit a Statement of Qualifications detailing the following: • Company history, legal identification, and organizational structure. • Resumes of key personnel to be assigned to this project. • A description of similar projects completed within the past five (5) years, including references and photos if available. • Evidence of financial capability and insurance types/limits. • Proposed methodology for project management and quality control. • Proposed project approach and general construction timeline/schedule. OBTAINING THE RFQ PACKAGE: A complete RFQ package, with all terms and submission requirements, will be available for review and emailed by CRG Architects/ Palatka, Inc., 216A St. Johns Avenue, Palatka, FL 32177, Telephone No. 386-325-0213. RFQs must be submitted to the attention of Ms. Willie Mae Thomas, Director of Procurement in a sealed envelope, ‘RIVER PROGRAM, PALATKA HOUSING AUTHORITY.’ Faxed bids will not be considered. The Palatka Housing Authority reserves the right to reject any and all bids and to waive any informalities thereto. This is an Equal Opportunity Project. For the Palatka Housing Authority, Palatka, Florida Nov. 6/13 25-00109V		
FIRST INSERTION NOTICE OF CLERK'S SALE IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10905 CICI DIVISION: 32 RONALD L. HELGEMO Plaintiff, vs. UNKNOWN HEIRS OF GARY CRAIG & ANY AND ALL UNKNOWN TENANT(S) IN POSSESSION, Defendants. YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 23rd day of October, 2025, Case Number 2025 10905 CICI in the Circuit Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which RONALD L. HELGEMO is the Plaintiff, and UNKNOWN HEIRS OF GARY CRAIG & ANY AND ALL UNKNOWN TENANT(S) IN POSSESSION, are the Defendants; I will sell to the highest and best bidder for cash at Volusia.Realforeclose.com, on the 26th day of November, 2025 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure: W 48 FT OF E 316 FT OF S 2.8 FTO- FLOT 6 &W 48 FT OF E 316FT OF LOT 7BLK 3 COLEMAN'S DAYTONA PER OR 2569 PG 0036 The physical street address of said property is: 332 Fairview Ave., Daytona Beach, FL 32114 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. DATED this 28th day of October, 2025. /s/ Robert Robins ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BEACH, FL 32115 (386) 252-5212 (386) 252-5713 (FAX) FLORIDA BAR NO.: 356026 RobertRobinsLaw@hotmail.com ATTORNEY FOR: PLAINTIFF November 6, 13, 2025 25-005331		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025-13111-PRDL Division Division 10 IN RE: ESTATE OF JOSEPH HOLLOWAY Deceased. The administration of the estate of Joseph Holloway, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, 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.		
Personal Representative: Carole Lancaster 12160 Lonsdale Lane Roswell, GA 30075 Attorney for Personal Representative: Katherine B. Schnauss Naugle Florida Bar Number: 514381 Ellen W. Ball, Esq. Florida Bar Number: 112284 Schnauss Naugle Law, P.L. 810 Margaret Street Jacksonville, FL 32204 Telephone: (904) 366-2703 Fax: (904) 353-9040 E-Mail: knaugle@jaxlawteam.com eball@jaxlawteam.com Secondary E-Mail: aforquer@jaxlawteam.com Attorneys for Petitioner November 6, 13, 2025 25-005361		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13198 PRDL Division 10 IN RE: ESTATE OF JAMES M. ANDERSON, aka JAMES MATTHEW ANDERSON Deceased. The administration of the estate of James M. Anderson, also known as James Matthew Anderson, deceased, whose date of death was August 18, 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. 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. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 6, 2025. Personal Representative: Jeanette A. Anderson c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com November 6, 13, 2025 25-005351		
FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12948 PRDL Division 10 IN RE: ESTATE OF SADIE E. BARNES, aka SADIE ETHA BARNES Deceased. The administration of the estate of Sadie E. Barnes, also known as Sadie Etha Barnes, deceased, whose date of death was June 19, 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. 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. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 6, 2025. Personal Representative: William A. Barnes c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com November 6, 13, 2025 25-005341		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12346 PRDL Division 10 IN RE: ESTATE OF RICHARD J. ROGASKIE Deceased. The administration of the estate of RICHARD J. ROGASKIE, deceased, whose date of death was April 22, 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. The name and address of the personal representative are: MEGAN R. ROGASKIE, 252 E. Main Street Apt. 2, Elkton, MD 21921. 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 unmaturred, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
Personal Representative: Thomas J. Upchurch 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Primary Email: service@upchurchlaw.com Secondary Email: clutes@upchurchlaw.com November 6, 13, 2025 25-005381		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13208 PRDL Division 10 IN RE: ESTATE OF ROBERT D. ARMSTRONG Deceased. The administration of the estate of ROBERT D. ARMSTRONG, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, Florida 32724. The name and address of the personal representative are: SARAH KAY ARMSTRONG, 1237 Harwick Lane, Ormond Beach, Florida 32174. 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 unmaturred, 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 cura-		
Personal Representative: James M. Flick 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Attorney for Personal Representative: James M. Flick Florida Bar Number: 91075 Christian Bonta Florida Bar Number: 1010347 WALKER FLICK 3700 S Conway Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Primary E-Mail: james@thefloridalawyers.com christian@thefloridalawyers.com Secondary E-Mails: kflick@thefloridalawyers.com service@thefloridalawyers.com Attorneys for Personal Representative November 6, 13, 2025 25-005411		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12821 PRDL Division 10 IN RE: ESTATE OF DAVID PAUL HAMPTON Deceased. The administration of the estate of David Paul Hampton, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 6, 2025. Personal Representative: Thomas J. Upchurch 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Primary Email: service@upchurchlaw.com Secondary Email: clutes@upchurchlaw.com November 6, 13, 2025 25-005381		
Personal Representative: Danielle Ahrens f/k/a Danielle Renee Owens 1864 Juniper Drive Edgewater, Florida 32141 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd. Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Primary Email: service@upchurchlaw.com Secondary Email: clutes@upchurchlaw.com November 6, 13, 2025 25-005371		

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FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE RULES OF PROCEDURE OF THE
DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Dean River Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is 2026ROP-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on October 30, 2025.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) of the District on **December 9, 2025, at 1:00 p.m. at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010 wrathellc@whhassociates.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Cindy Cerbone, District Manager
Dean River Community Development District
November 6, 2025

25-00544I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 64-2025-CP-012474
IN RE: ESTATE OF
HARRIET B. PARRISH
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of HARRIET B. PARRISH, deceased, File Number 64-2025-CP-012474, by 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 May 11, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name:
JUDITH ARMITAGE Successor
Trustee of the HARRIET B. PARRISH REVOCABLE TRUST
dated March 21, 2025
Address:
415 Kingston Rd
Satellite Beach, Florida 32937
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 11/6/2025.

Person Giving Notice:
/s/ **Judy P. Armitage**
JUDITH ARMITAGE
415 Kingston Rd
Satellite Beach, Florida 32937
Attorney for Person Giving Notice:
ANDRE “ANDI” T. SIEMER
Florida Bar Number: 1037800
KAITLIN J. STOLZ
Florida Bar Number: 1015652
AMY B. VAN FOSSEN, P.A.
211 E. New Haven Avenue
Melbourne, FL 32901
Telephone: (321) 343-5945
Fax: (321) 345-5417
E-Mail: andi@amybvansson.com
Secondary E-Mail:
rebecca@amybvansson.com
Other: service@amybvansson.com
November 6, 13, 2025

25-00543I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12935 PRDL
Division 10
IN RE: ESTATE OF
ANITA I. POST
a/k/a ANITA POST
Deceased.

The administration of the estate of Anita I. Post a/k/a Anita Post, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721. 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 November 6, 2025.

Personal Representative:
Thomas J. Upchurch, Esquire
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd, Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Fax: (386) 492-3876
E-mail address:
service@upchurchlaw.com
Secondary E-mail:
jackie@upchurchlaw.com
November 6, 13, 2025

25-00539I

FIRST INSERTION

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

CASE NO.: 2025 20056 CODL
LAKE BATON ESTATES
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
MARK ANTHONY THOMPSON,
individually; LONIA LYNNETTE
THOMPSON, individually; SHIRELLE
L. JACOBS; and ALL UNKNOWN
TENANTS/ OWNERS.
Defendants.

TO:
Shirrelle L. Jacobs
3705 Winding Hollow Drive
Fredericksburg, Virginia 22408
Shirrelle L. Jacobs
217 Hazel Ridge Court #5
Fredericksburg, Virginia 22401

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners’ association assessments against the real property in Volusia County Florida, commonly known as 1422 Sharon Rose Trace, Deltona, Florida 32725, and more particularly described as:

Lot 31, of Lake Baton Estates, Phase 2, Final Plat, according to the map or plat thereof, as recorded in Official Plat Book 56, at Page(s) 99 through 104, inclusive, of the Public Records of Volusia County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff’s attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff’s attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.
DATED: OCT 28 2025.

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

DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
November 6, 13, 2025

25-00542I

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO.: 2025 11879 CIDL
TRUIST BANK,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES, CREDITORS,
OR OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
PETER MYRICK, WHO IS KNOWN
TO BE DEAD, UNKNOWN TENANT
#1, UNKNOWN TENANT #2, et al.,
Defendants.

TO:
THE UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES, CREDITORS,
OR OTHER PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
PETER MYRICK, WHO IS KNOWN TO BE DEAD
222 AGUA VISTA ST.
DEBARY, FL 32713

YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose on a mortgage on the following property in Volusia County, Florida, commonly known as 222 Agua Vista St. Debary, FL 32713, and more particularly described as:

Lot 51, Block D, Plantation Estates Unit No. 21, according to the plat thereof, recorded in Map Book 23, Page 38, of the Public Records of Volusia County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ARTHUR S. BARKSDALE, IV, ESQ., DI MASI | BURTON, P.A., the Plaintiff’s attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff’s attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

DATED: Oct 10, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Shawnee S. Smith
Deputy Clerk

Oct. 30; Nov. 6, 2025

25-00523I

SECOND INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2025 13415 CIDL

SHERI COLLINS,
Plaintiff, vs.
ESTATE OF WILLIAM K. WRAY; et al.,
Defendants.

TO: ESTATE OF WILLIAM K. WRAY;
P.O. BOX 510, WEIRSDALE, FL 32195
ESTATE OF WINIFRED ADDLEY WRAY;
P.O. BOX 510, WEIRSDALE, FL 32195
UNKNOWN HEIRS OF WILLIAM K. WRAY; P.O. BOX 510, WEIRSDALE, FL 32195
UNKNOWN HEIRS OF WINIFRED ADDLEY WRAY; P.O. BOX 510, WEIRSDALE, FL 32195

YOU ARE NOTIFIED that an action to Quiet Title to the following property in Volusia County, Florida:

East ½ of Lot 50, FIRST ADDITION TO ST JOHNS GARDENS subdivision according to map in Map Book 11, Page 256, Public Records of Volusia County, Florida.

Parcel ID: 791502000500

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff’s attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before NOV 10 2025, and file the original with the clerk of this court either before service on the plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED on OCT 10 2025

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Shawnee S. Smith
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Oct. 23, 30; Nov. 6, 13, 2025

25-00513I

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./ 2024 14218 CIDL
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.
BARRY SANDHAUS, AS TRUSTEE
OF THE 233 BIRDIEWOOD LAND
TRUST, et al.,
Defendant.

To the following Defendant(s):
THE UNKNOWN TRUSTEES, SETTLORS, AND BENEFICIARIES OF ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE 233 BIRDIEWOOD LAND TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS

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

LOT 25, DEBARY PLANTATION UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 44, PAGES 109 AND 110, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jamie Juster, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before NOV 20 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this 21st day of Oct, 2025.

LAURA E. ROTH, ESQ.
CLERK OF COURT OF
VOLUSIA COUNTY
(SEAL) BY: /s/ Shawnee S. Smith
As 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: Kimberlee.Masters@mccalla.com
Oct. 30; Nov. 6, 2025

25-00524I

SECOND INSERTION

NOTICE OF SUSPENSION

To: Raymond A. Vasquez Ocasio

Case No: CD202507482/D 1832229

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
Oct. 30; Nov. 6, 13, 20, 2025

25-00531I

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Charles Nickerson and Cavallo, LLC herein described, on the 13th day of November, 2025, at 10:00 a.m., on the property located at 955 S. Nova Road, Lot #955-29, Ormond Beach, Volusia County, Florida 32174, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1968/MALI Mobile Home VIN No.: 72210
Title No.: 0002957263

All Other Personal Property Therein
PREPARED BY:
Charles Lovings, Attorney
Vector Law PLLC

1309 Thomasville Road, Suite 302
Tallahassee, Florida 32303
Oct 30, Nov. 6

25-00103V

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11682 CIDL
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF THE
LODGE SERIES IV TRUST,
Plaintiff, v.

MICHAEL BRETT CARPENTER; et al,
Defendant(s).
To the following Defendant(s):
MICHAEL BRETT CARPENTER
(Last Known Address: 6080 Lake Winona Road, DeLeon Spring, FL 32130)

UNKNOWN SPOUSE OF MICHAEL BRETT CARPENTER
(Last Known Address: 6080 Lake Winona Road, DeLeon Spring, FL 32130)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, TO WIT:

THE WEST 541.12 FEET OF THE EAST 742.35 FEET OF THE NORTH 355 FEET OF GOVERNMENT LOT 5, SECTION 25, TOWNSHIP 15 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA. SUBJECT TO A PRIVATE, NON-EXCLUSIVE, APPURTENANT, AFFIRMATIVE EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 25 FEET OF THE ABOVE DESCRIBED PROPERTY, AND TOGETHER WITH A PRIVATE, NON-EXCLUSIVE, APPURTENANT, AFFIRMATIVE EASEMENT FOR ROAD PURPOSES, WHICH IS EXPRESSLY

GRANTED BY THE SELLER TO THE BUYERS AND THEIR HEIRS OR ASSIGNS OVER AND ACROSS THE SOUTH 25 FEET OF THE EAST 201.23 FEET OF THE NORTH 355 FEET OF GOVERNMENT LOT 5, SECTION 25, TOWNSHIP 15 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA.

1973 BROADMORE DOUBLEWIDE MOBILE HOME, ID#33B34CS2026U, TITLE NO. 05554517, AND ID #33B34CS2026X, TITLE NO. 05554516.
PROPERTY ADDRESS: 6080 LAKE WINONA ROAD, DELEON SPRING, FL 32130

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 NOV 20 2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

WITNESS my hand and the seal of this Court this 21st day of Oct, 2025.

LAURA E ROTH
As Clerk of the Court
By /s/ Shawnee S. Smith
As Deputy Clerk

Ghidotti | Berger LLP
Attorney for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Oct. 30; Nov. 6, 2025

25-00530I

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
Case No.: 2022 11826 CIDL
NORTREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, v.

MALEENA ASBURY; UNKNOWN
SPOUSE OF MALEENA ASBURY; THE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
CREDITORS, LIENORS AND
TRUSTEES OF MARGARET ANNE
BRUGGNER-RENO, DECEASED;
BANK OF AMERICA, N.A.; BERT
FISH MEDICAL CENTER, INC.; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UNDER
OR AGAINST A NAMED DEFENDANT
TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1; UNKNOWN
TENANT #2,
Defendant.

To the following Defendant(s):
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MARGARET ANNE BRUGGNER-RENO, DECEASED

2041 SPENCER ST
DELAND, FL 32720

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

LOT 4, YOAK SUBDIVISION, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 158 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12869 PRDL
Division 10
IN RE: ESTATE OF
ELIZABETH GERALDINE JAMES,
Deceased.

The administration of the estate of ELIZABETH GERALDINE JAMES, deceased, whose date of death was April 24, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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: OCTOBER 30th, 2025.

Signed on this 21st day of OCTOBER, 2025.

LAWRENCE DAY
Personal Representative
687 Mahogany Run
Palm Coast, FL 32137

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
Oct. 30; Nov. 6, 2025

25-00525I

a/k/a 2041 Spencer St, Deland, Florida 32720

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before NOV 14 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, Phone No. (386) 257-6096, within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 15 day of Oct, 2025.

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

Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84,
Fort Lauderdale, FL 33324
Oct. 30; Nov. 6, 2025

25-00529I

SECOND INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7th JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48
File # 2025 CP 617
IN RE: THE ESTATE OF
NANCY RAY DIGIROLAMO,
Deceased.

The administration of the Estate of Nancy Ray diGirolamo, Deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF 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 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 SECION 733.702 OF THE FLORIDA STATUTES 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.

Matthew E. DiGirolamo, 704 Carter Street, New Caanan, CT, 06840
Amanda Borrelli, f/k/a Amanda E. Mercarter, Personal Representative, 148 Forrester Place, Palm Coast, FL 32137

The first publication of this notice is November 6, 2025.
/s/ Andrea Burns
ANDREA BURNS, ESQ.
Florida Bar Number: 1031966
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
Attorney for Personal Representative
stacygeigeresq@yahoo.com
andreaburnsesq@gmail.com
November 6, 13, 2025 25-00280G

ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT,
IN AND FOR FLAGLER COUNTY,
FLORIDA
Case No.: 2025-CA-000567
Division: 49

LIGHTHOUSE COMMUNITY
DEVELOPMENT DISTRICT, a local
unit of special-purpose government
organized and existing under the laws of
the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA, AND
THE TAXPAYERS, PROPERTY
OWNERS AND CITIZENS OF THE
LIGHTHOUSE COMMUNITY
DEVELOPMENT DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR SUBJECT
TO TAXATION THEREIN, AND
OTHERS HAVING OR CLAIMING
ANY RIGHTS, TITLE OR INTEREST
IN PROPERTY TO BE AFFECTED BY
THE ISSUANCE OF THE BONDS AND
LEVY OF ASSESSMENTS HEREIN
DESCRIBED, OR TO BE AFFECTED
IN ANY WAY THEREBY,
Defendants.

TO: The State of Florida and the several taxpayers, property owners and citizens of Lighthouse Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of not to exceed \$36,410,000.00 aggregate principal amount of Lighthouse Community Development District (Flagler County, Florida) Special Assessment Revenue Bonds, or to be affected in any way thereby;

The above cause comes to be heard upon the Amended Complaint filed herein by Lighthouse Community Development District ("District") in the County of Flagler and State of Florida, seeking to determine the authority of said District to issue Lighthouse Community Development District (Flagler County, Florida) Special Assess-

FIRST INSERTION

ment Revenue Bonds, in an aggregate principal amount not to exceed \$36,410,000.00 (the "Bonds"), to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (i) the District has power to issue the Bonds and to incur the bonded debt as set forth in the Amended Complaint and has properly approved the issuance of the Bonds; (ii) the proceedings essential to the Bonds, including, without limitation, the Special Assessments pledged for the payment of the principal, and interest thereon, and the Bond Resolution (as defined in the Complaint) are valid and in conformity with law; (iii) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture (as defined in the Complaint), the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; and (iv) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

IT IS ORDERED AND ADJUDGED that the State of Florida, through the State Attorney of the Seventh Judicial Circuit, in and for Flagler County, Florida, and the several taxpayers, property owners and citizens of Lighthouse Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, be and they are each required to show cause if any there be, before the Honorable Sandra C. Upchurch, Circuit Court Judge, on the **2nd day of December 2025 at 10:30 A.M.** at the Flagler County Courthouse, 1769 E. Moody Blvd., Building 1, Bunnell, Florida 32110, why said Complaint should not be granted and a final judgment entered by this Court as prayed for in said Complaint.

AND IT IS FURTHER ORDERED
AND ADJUDGED, that the Clerk of this
Court, is hereby required to give notice
of such hearing by publishing a copy of
this Order in The Palm Coast Observer, a
newspaper of general circulation of Flagler
County, Florida, once each week for two (2)
consecutive weeks prior to said **2nd day of
December 2025**, the first publication to be
at least twenty (20) days prior to said date.

AND IT IS FURTHER ORDERED
AND ADJUDGED, that by such publica-
tion of this Order, the State of Florida, and
the several taxpayers, property owners and
citizens of Lighthouse Community Develop-
ment District, including non-residents
owning property or subject to taxation
therein, and others having or claiming
any rights, title or interest in Lighthouse
Community Development District, or the
taxable property therein, shall be and are
made party defendants to this proceeding,
and that this Court shall have jurisdiction
of them to the same extent as if specifically
and personally named as defendants in said
Complaint and personally served with process
in this cause.

DONE AND ORDERED in chambers, in
Flagler County, Florida, on 27 day of October,
2025.

/s/ Sandra C. Upchurch (SEAL)
e-Signed 10/27/2025 10:01 AM 2025 CA
000567
SANDRA C. UPCHURCH,
CIRCUIT JUDGE

Copies furnished to:
Michael D. Chiumento III, Esq.
Chiumento Law
145 City Place, Suite 301
Palm Coast, Florida 32164
District Counsel

R.J. Larizza, Esq.
Office of the State Attorney
1769 East Moody Blvd.
Bldg. 1, 3rd Floor
Bunnell, Florida 32110
State Attorney for the 7th Circuit
November 6, 13, 2025 25-00281G

FIRST INSERTION

RE-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.realforeclose.com at 11:00 a.m.
on the 2nd day of January, 2026, 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 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:11/2/25
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
November 6, 13, 2025 25-00282G

FIRST INSERTION

PUBLIC NOTICE
REQUEST FOR QUALIFICATIONS
(RFQ) - DEVELOPERS FOR MULTI-
FAMILY HOUSING PROJECTS
PALATKA HOUSING AUTHORITY
NOTICE IS HEREBY GIVEN that the
Palatka Housing Authority, Palatka, Florida,
is seeking Request for Qualifications
(RFQ) from experienced and qualified real
estate developers and/or general contractors
for the **RIVER Program (Resident
Investment Vehicle for Economic Resilience)**
project. Sealed RFQ's will be received by the
Palatka Housing Authority, 400 North 15th Street,
Palatka, FL 32177 until 11:00 a.m., November 25, 2025.

PROJECT DESCRIPTION: The project involves the "financing, design, and successful construction of approximately 60 new single-family town homes on City-owned property located at multiple established communities currently owned by the PHA over a 5 year period. The selected developer will be responsible for all aspects of the project, including design, construction, and marketing/sale of the residential units, in compliance with all applicable local, State, and Federal rules and regulations, including zoning requirements. This project is a part of the Community Contribution Tax Credit Program (CCTC) and provides a financial incentive (up to 50% tax credit or sales tax refund) to encourage Florida businesses to make donations toward community development and housing projects for low-income persons.

SUBMISSION REQUIREMENTS: Interested firms must submit a Statement of Qualifications detailing the following:

- Company history, legal identification, and organizational structure.
- Resumes of key personnel to be assigned to this project.
- A description of similar projects completed within the past five (5) years, including references and photos if available.
- Evidence of financial capability and insurance types/limits.
- Proposed methodology for project management and quality control.
- Proposed project approach and general construction timeline/schedule.

OBTAINING THE RFQ PACKAGE: A complete RFQ package, with all terms and submission requirements, will be available for review and emailed by CRG Architects/ Palatka, Inc., 216A St. Johns Avenue, Palatka, FL 32177, Telephone No. 386-325-0213.

RFQs must be submitted to the attention of Ms. Willie Mae Thomas, Director of Procurement in a sealed envelope, 'RIVER PROGRAM, PALATKA HOUSING AUTHORITY'. Faxed bids will not be considered.

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

This is an Equal Opportunity Project.

For the Palatka Housing Authority, Palatka, Florida
Nov. 6/13 25-00420F

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SUBSEQUENT INSERTIONS

SECOND INSERTION

INVITATION TO BID
AIR CONDITIONING REPLACEMENT
AT ROSA K. RAGSDALE AND LEMON
HEIGHTS COMMUNITIES
PALATKA HOUSING AUTHORITY

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

AIR CONDITIONING REPLACEMENT AT ROSA K. RAGSDALE AND LEMON HEIGHTS PALATKA HOUSING AUTHORITY PALATKA, FLORIDA

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

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

Bid Bond and Performance and Payment Bonds will be required.

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

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

This is an Equal Opportunity Project.

For the Palatka Housing Authority, Palatka, Florida

Oct. 30, Nov. 6

25-00401F



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SECOND INSERTION

INVITATION TO BID
AIR CONDITIONING REPLACEMENT
AT DR. JAMES A. LONG AND ANNIE M SPELLS COMMUNITIES
PALATKA HOUSING AUTHORITY

Sealed bids will be received by the Palatka Housing Authority, 400 North 15th Street, Palatka, FL 32177 until 10:00 a.m., November 25, 2025, at which time all bids will be publicly opened and read aloud in the Board Room at the Palatka Housing Authority, for furnishing all labor and materials and performing all work necessary and incidental to the following project:

AIR CONDITIONING REPLACEMENT AT DR. JAMES A. LONG AND ANNIE M SPELLS COMMUNITIES PALATKA HOUSING AUTHORITY PALATKA, FLORIDA

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

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

Bid Bond and Performance and Payment Bonds will be required.

There will be a Non-Mandatory Pre-Bid Conference on November 6, 2025 at 09:00 a.m. at the Palatka Housing Authority Main Office, located at 400 N. 15th St, Palatka, FL. Attendance is recommended and all bidders or their representatives are **highly encouraged** to attend.

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

This is an Equal Opportunity Project.

For the Palatka Housing Authority, Palatka, Florida

Oct. 30, Nov. 6

25-00402F



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SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 7TH JUDICIAL CIRCUIT,
IN AND FOR FLAGLER COUNTY,
FLORIDA

PROBATE DIVISION
File No. 2025 CP 000606
IN RE: ESTATE OF LORRAINE M MAGOON, Deceased,

The administration of the estate of LORRAINE MARY MAGOON, Deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Building #1, Bunnell, FL 32110. The names and addresses of the Co-Personal Representatives and their attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

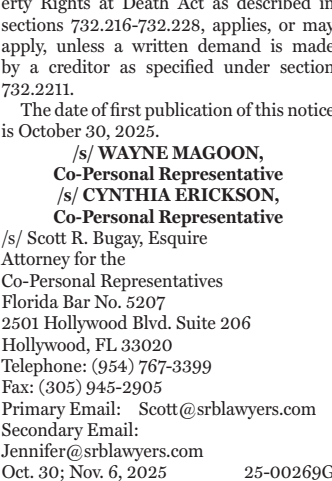
The date of first publication of this notice is October 30, 2025.

/s/ WAYNE MAGOON,
Co-Personal Representative
/s/ CYNTHIA ERICKSON,
Co-Personal Representative

/s/ Scott R. Bugay, Esquire
Attorney for the
Co-Personal Representatives
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954) 767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com

Oct. 30, Nov. 6, 2025

25-00269G



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386-447-9723

SECOND INSERTION

PLAINTIFF'S NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CA 000468
DIVISION: 49

JEFFREY EPHRAIM, Plaintiff, v.
NUHA EPHRAIM; MOUFAK N. EPHRAIM; ADEL N. EPHRAIM; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY; ADEL EPHRAIM, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUST OF SALIM N. EPHRAIM CREATED UNDER THE LAST WILL AND TESTAMENT OF SALIM N. EPHRAIM DATED AUGUST 27, 1987; SA'AD ELIYA A/K/A SAAD ELIYA, Defendants.

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER, OR AGAINST SALIM N. EPHRAIM; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SELMA ABBULNOOR A/K/A SELMA ABDULNOOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALY;

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Flagler County, and which is more fully described as:

Lot 1, Block 16, Palm Coast, Map of Royal Palms, Section-29, as recorded in Map Book 10, Page 21, of the Public Records of Flagler County, Florida.

This action has been filed against you as Defendants, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before 30 days from first publication, 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.

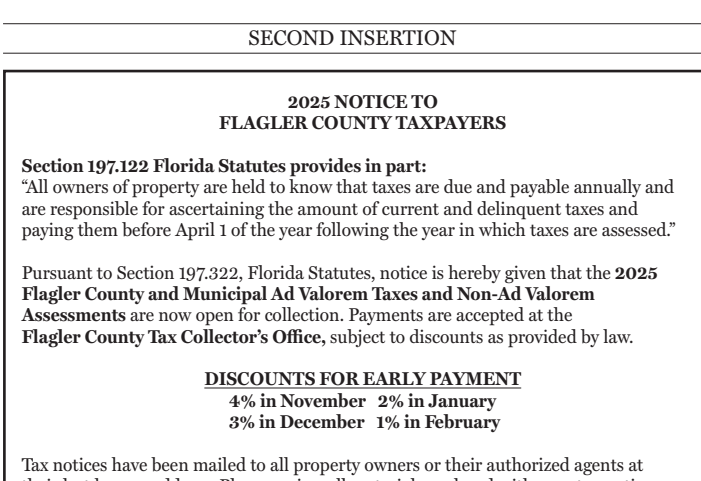
THIS NOTICE SHALL BE PUBLISHED IN THE OBSERVER NEWSPAPERS ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS.

Dated this 27th day of October, 2025.

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

Sheila M. Lake, Esq.
Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701
Oct. 30; Nov. 6, 13, 20, 2025

25-00268G



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SECOND INSERTION

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

The administration of the estate of Connie Elaine Micknowicz, deceased, whose date of death was June 14, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

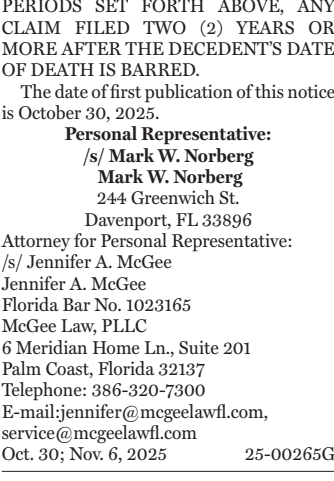
The date of first publication of this notice is October 30, 2025.

Personal Representative:
/s/ Mark W. Norberg
Mark W. Norberg
244 Greenwich St.
Davenport, FL 33896

Attorney for Personal Representative:
/s/ Jennifer A. McGee
Jennifer A. McGee
Florida Bar No. 1023165
McGee Law, PLLC
6 Meridian Home Ln., Suite 201
Palm Coast, Florida 32137
Telephone: 386-320-7300
E-mail: jennifer@mcgeelawfl.com, service@mcgeelawfl.com

Oct. 30; Nov. 6, 2025

25-00265G



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SECOND INSERTION

2025 NOTICE TO FLAGLER COUNTY TAXPAYERS

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

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

DISCOUNTS FOR EARLY PAYMENT
4% in November 2% in January
3% in December 1% in February

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

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

Special Notes On The November 4% Discount Period

- If you mail your tax payment, it must be postmarked on or before November 30th to receive your 4% discount.
- Internet credit card and e-check payments will receive the 4% discount during November. Payments **made after midnight on November 30th** will only receive the 3% discount (The electronic payment processor charges a convenience fee for credit card transactions and \$1.50 convenience fee for e-checks).

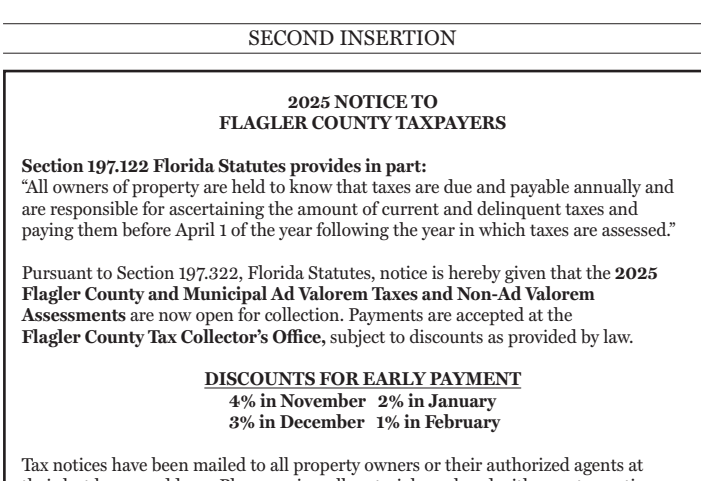
FOUR CONVENIENT WAYS TO MAKE YOUR PAYMENT:

- **BY MAIL:** Please make checks payable to: Shelly Edmonson, Flagler County Tax Collector
P.O. Box 846
Bunnell, FL 32110
- **IN PERSON:** Flagler County Tax Collector's Office
Government Services Building
1769 E. Moody Blvd., Building 2, Room 102
Bunnell, FL 32110
- Office Hours: Monday through Friday**
8:30 AM to 4:30 PM
OR
Tax Collector's Office, Palm Coast Branch
213 St. Joe Plaza Dr.
Palm Coast, FL 32164
- Office Hours: Monday through Friday**
8:30 AM to 4:30 PM
OR
Tax Collector's Office, Flagler Beach Branch
2525 Moody Blvd
Flagler Beach, FL 32136
- Office Hours: Monday through Friday**
8:30 AM to 4:30 PM
- **INTERNET:** Pay online at flaglertax.gov. Credit and e-check payments accepted. **Please note that the electronic processing company charges a convenience fee for credit card payments; no portion of this fee is retained by the Tax Collector's Office. A convenience fee is also charged for e-checks payments.**
- **DROP BOX:** A 24-hour access drop box is located in front of the Government Services Building, Bunnell, Palm Coast Branch Office and Flagler Beach Branch Office. The drop box is checked each business day.

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

Oct. 30, Nov. 6

25-00390F



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