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PUBLIC NOTICES

THURSDAY, NOVEMBER 13, 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 BOARD OF
SUPERVISORS MEETING DATES
ONE DAYTONA
COMMUNITY DEVELOPMENT
DISTRICT

FISCAL YEAR 2025-2026

The Board of Supervisors of the One Day-
tona Community Development District will
hold their regular meetings for the Fiscal
Year 2025-2026 at the International Mo-
torsports Center, One Daytona Boulevard,
Daytona Beach, FL 32114 at 10:00 a.m. un-
less otherwise indicated as follows:

November 21, 2025
January 16, 2026
March 20, 2026
May 15, 2026
July 17, 2026
September 18, 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 PFM Group Consulting
LLC, located at 3501 Quadrangle Blvd.,
Suite 270., Orlando, Florida 32817 or by
calling (407) 723-5900.

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 per-
son requiring special accommodations at
this meeting because of a disability or phys-
ical impairment should contact the District
Office at (407) 723-5900 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 de-
cision 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, includ-
ing the testimony and evidence upon which
such appeal is to be based.

Jane Gaarlandt
District Manager
Nov. 13

25-00106V

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. 2024 11885 CICI

Planet Home Lending, LLC,
Plaintiff, vs.
The Unknown Heirs, Devises,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
interest by, through, under or against
the Estate of Kathy R. Quinn a/k/a Kathy
Rose a/k/a Kathleen Rose Quinn f/k/a
Kathy Rose a/k/a Kathy Marie Rose,
Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered in
Case No. 2024 11885 CICI of the Circuit
Court of the SEVENTH Judicial Circuit,
in and for Volusia County, Florida, wherein
Planet Home Lending, LLC is the Plaintiff
and The Unknown Heirs, Devises,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
interest by, through, under or against the
Estate of Kathy R. Quinn a/k/a Kathy Rose
Quinn a/k/a Kathy Quinn a/k/a Kathy
Rose a/k/a Kathleen Rose Quinn f/k/a
Kathy Marie Rose, Deceased; Richard
Jeremy Rose a/k/a Richard J. Rose a/k/a
Jeremy Richard Rose; D.Q. a minor child
are the Defendants, that Laura Roth,
Volusia County Clerk of Court will sell to
the highest and best bidder for cash at,
www.volusia.realforeclose.com, beginning
at 11:00 AM on the 27th day of February,
2026, the following described property as
set forth in said Final Judgment, to wit:
THE SOUTHERLY 1/2 OF LOT 12,
AND ALL OF LOT 13, BLOCK 1,
PALM GROVE SUBDIVISION, AC-
CORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
MAP BOOK 9, PAGE 176, OF THE
PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.
TAX ID: 523707010130

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

THESE ARE NOT COURT INFORMA-
TION NUMBERS

SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACID-
ADES

Si usted es una persona con discapacidad
que necesita una 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 Adminis-
tración Judicial (Court Administración),
101 N. Alabama Ave., Ste. D-305, DeLand,
FL 32724, (386) 257-6096, con no menos
de 7 días de antelación de su cita de com-
parecencia ante el juez, o de inmediato al
recibir esta notificación si la cita de com-
parecencia está dentro de un plazo menos
de 7 días; si usted tiene una discapacidad del
habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS
NO SON PARA OBTENER INFORMA-
CION JUDICIAL

Dated this 4th day of November, 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-F00853

November 13, 20, 2025 25-00552I

FIRST INSERTION

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

CASE NO.: 2023 11796 CIDL

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR THE CARRINGTON
MORTGAGE LOAN TRUST, SERIES
2007-FREI, ASSET-BACKED
PASS-THROUGH CERTIFICATES,
Plaintiff, vs.
JEFFREY M. SMITH A/K/A
JEFFREY SMITH; CAROLYN D.
SMITH; UNKNOWN TENANT(S)
IN POSSESSION #1 and #2, and ALL
OTHER UNKNOWN PARTIES, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to
a Final Summary Judgment of Foreclosure
(In Rem) dated April 16, 2024 and an Order
Rescheduling Foreclosure Sale dated
October 29, 2025, entered in Civil Case
No.: 2023 11796 CIDL of the Circuit Court
of the Seventh Judicial Circuit in and for
Volusia County, Florida, wherein WELLS
FARGO BANK, N.A. AS TRUSTEE
FOR THE CARRINGTON MORTGAGE
LOAN TRUST, SERIES 2007-FREI,
ASSET-BACKED PASS-THROUGH CER-
TIFICATES, Plaintiff, and JEFFREY M.
SMITH A/K/A JEFFREY SMITH; CARO-
LYN D. SMITH, are Defendants.

LAURA E. ROTH, The Clerk of the Cir-
cuit Court, will sell to the highest bidder
for cash, at www.volusia.realforeclose.com,
at 11:00 AM, on the 9th day of December,
2025, the following described real property
as set forth in said Judgment, to wit:
LOT 3, BLOCK 876, DELTONA
LAKES, UNIT 34, A SUBDIVISION
ACCORDING TO MAP IN MAP
BOOK 27, PAGES 134 TO 142, IN-
CLUSIVE, PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.

If you are a person claiming a right to funds
remaining after the sale, you must file a
claim with the clerk before the clerk reports
the surplus as unclaimed. If you fail to file
a timely 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.

REQUESTS FOR ACCOMMODA-
TIONS BY PERSONS WITH DISABILI-
TIES If you are a person with a disability
who needs an accommodation in order to
participate in this proceeding, you are en-
titled, 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 re-
ceiving 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 INFORMA-
TION NUMBERS

SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACID-
ADES Si usted es una persona con dis-
capacidad que necesita una adaptación
para poder participar en este proced-
imiento, usted tiene el derecho a que se le
proporcione cierta asistencia, sin incurrir
en gastos. Comuníquese con la Oficina de
Administración Judicial (Court Adminis-
tración), 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 com-
parecencia está dentro de un plazo menos
de 7 días; si usted tiene una discapacidad
del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS
NO SON PARA OBTENER INFORMA-
CION JUDICIAL

Dated: November 5, 2025

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
20-48681

November 13, 20, 2025 25-00555I

FIRST INSERTION

DEAN RIVER COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
ANNUAL AUDIT SERVICES

The Dean River Community Development
District hereby requests proposals for
annual financial auditing services. The
proposal must provide for the auditing
of the District's financial records for the
fiscal year ending September 30, 2026,
with an option for additional annual
renewals, subject to mutual agreement by
both parties. The District is a local unit
of special-purpose government created
under Chapter 190, Florida Statutes, for
the purpose of financing, constructing,
and maintaining public infrastructure.
The District is located in Volusia County,
Florida. The final contract will require
that, among other things, the audit for the
fiscal year ending September 30, 2026, be
completed no later than June 30, 2027.

The auditing entity submitting a proposal
must be duly licensed under Chapter 473,
Florida Statutes, and be qualified to conduct
audits in accordance with "Government
Auditing Standards," as adopted by the
Florida Board of Accountancy. Audits shall
be conducted in accordance with Florida
Law and particularly Section 218.39,
Florida Statutes, and the rules of the
Florida Auditor General.

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

Proposers must provide one (1) electronic
and one (1) unbound copy of their proposal
to the offices of the District Manager,
located at 2300 Glades Road, Suite 410W,
Boca Raton, Florida 33431, ph: (877) 276-
0889 ("District Manager"), in an envelope
marked on the outside "Auditing Services,
Dean River Community Development
District." Proposals must be received by
12:00 p.m. on November 21, 2025, at the
office of the District Manager. Please direct
all questions regarding this Notice to the
District Manager.

District Manager

November 13, 2025 25-00566I

TREASURES
FOUND HERE!

TO ADVERTISE CALL 386-447-9723 OR VISIT
CLASSIFIEDS.PALMCOASTOBSERVER.COM

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023 11101 CIDL Freedom Mortgage Corporation, Plaintiff, vs. CHARLES BAXTER, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS 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 4th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 700605000790 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 7th day of November, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F01795 November 13, 20, 2025 25-005581

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13275 PRDL Division 10 IN RE: ESTATE OF ANN COFFEY MYERS, aka ANN M. MYERS Deceased. The administration of the estate of ANN COFFEY MYERS, also known as ANN M. MYERS, deceased, whose date of death was July 27, 2025; File Number 2025 13275 PRDL, Div 10, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representatives have no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME 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: November 13, 2025. Signed on this 7th day of November, 2025. VICTOR J. COFFEY Personal Representative 1713 Main Street Caledonia, New York 14423 STIFEL TRUST COMPANY, N.A. Personal Representative Brian D. Henze, J.D., Senior Vice President 501 North Broadway St. Louis, MO 63102 Brian V. McAvoy Attorney for Personal Representatives Florida Bar No. 0047473 Roetzel & Andress LPA 999 Vanderbilt Beach Road, Suite 401 Naples, Florida 34103 Telephone: (239) 649-6200 Email: bmcavoy@ralaw.com Secondary Email: serve.bmcavoy@ralaw.com November 13, 20, 2025 25-005611
--

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13373 PRDL IN RE: ESTATE OF MICHAEL J. DICKERSON Deceased. If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The case number and decedent's name are: MICHAEL J. DICKERSON, File Number 2025 13373 PRDL. The address of the court where this probate is pending is: Circuit Court for VOLUSIA County, Florida. 101 N. Alabama Ave., DeLand, FL, 32724. Date of death of the decedent is: 08/03/2025. The date of first publication of this notice is: November 13, 2025. The second week of publication is: November 20, 2025. Personal Representative(s): Kristin Thompson. Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr. Suite 2 Lakeland, Florida 33813 Telephone: (863) 250-2990 November 13, 20, 2025 25-005681

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Volusia Hospitalist, PLC, located at P.O. Box 730426, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of November, 2025. Mazhar Kayyal Nov. 13 25-00112V

Hill, FL 32117 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. ATTENTION: PERSONS WITH DISABILITIES In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE. DATED this 5th day of November, 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 13, 20, 2025 25-005541
--

FIRST INSERTION
NOTICE OF CLERK'S SALE IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 15163 COCI CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC., Plaintiff, vs. A&M INVESTMENT TEAM, LLC Defendant. YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 4th day of November, 2025, Case Number 2025 15163 COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which CEDAR POINT CONDOMINIUM ASSOCIATION OF HOLLY HILL, INC., is the Plaintiff, and A&M INVESTMENT TEAM, LLC is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 15th day of December, 2025 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure. Unit 202, Building 946, Cedar Point Condominium, a condominium according to the Declaration of Condominium, recorded in OR Book 5731, Page 4663, at seq. Public Records of Volusia County, Florida. The physical street address of said property is: 946 15th Street, Unit 202, Holly

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 13316 CIDL PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MIRANDA EVANS, DECEASED, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MIRANDA EVANS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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: THAT PORTION OF LAND LYING IN SECTION 22, TOWNSHIP 17 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING LOT 24, OF TROPICAL ESTATES UNRECORDED SUBDIVISION NUMBER 1200, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: POINT OF COMMENCEMENT

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. 201912208CIDL AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLO, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 18, 2022, and entered in 201912208CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is the Plaintiff and JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLO; UNKNOWN TENANT #1 N/K/A YOLANDA CARABALLO; UNKNOWN TENANT #2 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 December 11, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 542, DELTONA LAKES UNIT SEVENTEEN, ACCORDING OT THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 241 THROUGH 244 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13335 PRDL Division 10 IN RE: ESTATE OF MITCHELL GALLOWAY WRENN Deceased. The administration of the estate of Mitchell Galloway Wrenn, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 13, 2025. Personal Representative: Dallas Gail Harrison 1928 Ivy Wood Lane Collierville, Tennessee 38917 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 13, 20, 2025 25-005571

BEING THE SOUTHWEST CORNER OF SAID SECTION 22, RUN THENCE NORTH 87°06'49" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1700.00 FEET; RUN THENCE NORTH 11°49'26" WEST, A DISTANCE OF 344.59 FEET TO THE POINT OF BEGINNING. CONTINUE THENCE NORTH 11°49'26" WEST, A DISTANCE OF 471.68 FEET; RUN THENCE NORTH 63°59'40" EAST, A DISTANCE OF 894.75 FEET; RUN THENCE SOUTH 26°00'20" EAST, A DISTANCE OF 457.30 FEET; RUN THENCE SOUTH 63°59'40" WEST, A DISTANCE OF 1010.31 FEET TO THE POINT OF BEGINNING. 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before December 11, 2025 / (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 Volusia County, Florida, this 10th day of November, 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ JENNIFER VAZQUEZ DEPUTY CLERK
--

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-332545 November 13, 20, 2025 25-005721
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12979-PRDL Division Probate IN RE: ESTATE OF LAWRENCE T. GALPHIN, IV, Deceased. The administration of the estate of LAWRENCE T. GALPHIN, IV, deceased, whose date of death was January 17, 2024; File Number 2025-12979-PRDL, 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 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 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: November 13, 2025. TAHIR KUCUKEROLA A/K/A TAHIR KUCKEROL Personal Representative 127 Valencia Road Debury, FL 32713 Chris M. Vorbeck Attorney for Personal Representative Email: vorblaw@aol.com Florida Bar No. 997201 The Law Office of Chris M. Vorbeck, P.A. 4470 Northgate Court Sarasota, FL. 34234 Telephone: (941) 921-3124 November 13, 20, 2025 25-005621

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FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Dean River Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS	
DATE:	December 9, 2025
TIME:	11:00 a.m.
LOCATION:	Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting certain lands within the District. The Project is described in more detail in the *Engineer’s Report* (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the Master Special Assessment Methodology Report (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The site consists of approximately 182 acres, and is generally located south of Old New York Avenue, west of Hontoon Road, and north and east of the St. Johns River. It is anticipated that the District will undertake a boundary amendment to add approximately 80 acres just to the east of the site. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of **\$19,419,144.39**. (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Single Family 40’	118	0.8	\$72,391.96	\$6,840.84
Single Family 50’	89	1.0	\$90,489.96	\$8,551.05
Single Family 60’	26	1.2	\$108,587.95	\$10,261.26

*Amount includes principal only, and not interest or collect costs

**Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Dean River Community Development District (“**District**”), located in Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Volusia County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including:

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Reannah Z. Sheely
Case No.: CD202503881/D
3444830/3403475
An Administrative Complaint to impose an administrative fine 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.
Nov. 13, 20, 27; Dec. 4, 2025

25-005511

RESOLUTION 2025-34

[RESOLUTION DECLARING MASTER ASSESSMENTS]]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dean River Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District’s overall capital improvement plan as described in the *District Engineer’s Report* (“**Project**”), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“**Assessments**”) using the methodology set forth in that Master Special Assessment Methodology Report, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is **\$14,041,814.69** (“**Estimated Cost**”).
B. The Assessments will defray approximately **\$19,419,144.39**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$2,780,742.80** per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida*

FIRST INSERTION

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

CASE NO. 2021 31152 CICI
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. KENNETH AYERS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2025, and entered in 2021 31152 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2024-HB 1 is the Plaintiff UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FLORIDA HOUSING FINANCE CORPORATION; VOLUSIA COUNTY, FLORIDA ; G GUNTHER CONSTRUCTION INC.; THE ORMOND TERRACE ANNEX HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SUCCESSOR TRUSTEE OF THE TRUST AGREEMENT DATED SEPT 25, 2002; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT H. HILDEBRANDT A/K/A ROBERT HILDEBRANDT, DECEASED; PAMELA PETRILLI; KENNETH AYERS; MICHAEL AYERS; ROBBIN AYERS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT A. HILDEBRANDT, DECEASED; PATRICIA CHRISTINE HILDEBRANDT ; NICOLE HILDEBRANDT; KELLY

HILDEBRANDT 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 December 10, 2025, the following described property as set forth in said Final Judgment, to wit:
THE EASTERLY 125 FEET OF LOT 1 AND THE EASTERLY 125 FEET OF THE NORTHERLY 32.5 FEET OF LOT 2, BLOCK 4, ORMOND TERRACE ANNEX, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 137, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Property Address: 530 N. YONGE STREET, ORMOND BEACH, FL 32174

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 11 day of November, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
20-019419 - EuE
November 13, 20, 2025 25-005691

Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE:	December 9, 2025
TIME:	11:00 a.m.
LOCATION:	Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of September, 2025.

ATTEST: DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT
/s/ Jamie Sanchez /s/ Steven Boyette
Secretary/Asst. Secretary Chairman

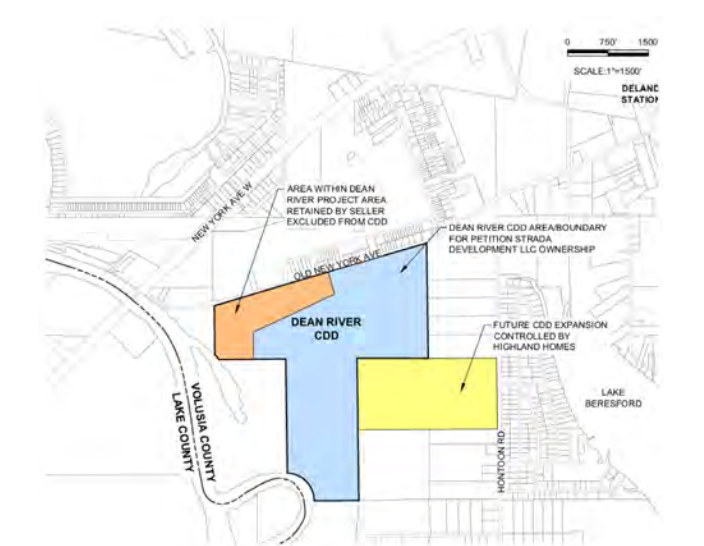


Exhibit A: District Engineer’s Report
Exhibit B: Master Special Assessment Methodology Report
November 13, 20, 2025

25-005631

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2025 13215 CIDL
COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs. ALTON JONES, et al. Defendant(s).
SPOUSE OF ALTON JONES, .

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:

THE WEST 101.68 FEET OF THE NORTH 235.45 FEET OF THE SOUTHWEST ONE QUARTER OF BLOCK 79, ACCORDING TO THE MAP OF LAKE HELEN, AS RECORDED IN MAP BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND THE NORTH 134.0 FEET OF THE EAST 180.0 FEET OF THE SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER OF THE NORTH-EAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA. EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 4, CONTAINING .80 ACRES, MORE OR LESS.

SUBJECT TO A DRAINAGE EASEMENT FOR THE DEPARTMENT OF TRANSPORTATION (D.O.T. RIGHT OF WAY MAP, SECTION #7716-401 AND 7911-401, SHEET 16 OF 19, DATE OF JULY 1957)

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 December 5, 2025 / (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 Volusia County, Florida, this 4 day of November, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Jennifer Vazquez
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-327638
November 13, 20, 2025 25-005531

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. 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): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST NORMA C. STRAIT A/K/A NORMA STRAIT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
233 BIRDIEWOOD COURT
DEBARY, FL 32713

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 demanded 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
24-10791FL
November 13, 20, 2025 25-005561

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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. 2024 11544 CIDL
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNICE P. BROCKMAN, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2025, and entered in 2024 11544 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNICE P. BROCKMAN, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORI BROCKMAN, DECEASED; APRIL BROCKMAN A/K/A APRIL BROCK 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 December 09, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 4, BLOCK 1730, DELTONA LAKES UNIT SIXTY-SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGES 124 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 927 LOREN DRIVE, DELTONA, FL 32725
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 11 day of November, 2025.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
23-173438 - NaC
November 13, 2020, 2025 25-005711

SECOND 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. 732.2211, 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, 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 25-005391

FOURTH 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,

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 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.

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

Page 256, Public Records of Volusia County, Florida.
Parcel ID: 7915020000500
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 25-005131

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 25-005131

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 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 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 demanded 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

SECOND 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 ATF, 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

SECOND 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: Shirelle L. Jacobs
3705 Winding Hollow Drive
Fredericksburg, Virginia 22408
Shirelle 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 25-005421

peekers' place
You're only cheating yourself.

This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
"I used to be afraid of relationships; someone would ask me out and I'd say, 'Just take my purse, don't hurt me!'"
Maria Bamford

Puzzle Two Solution:
"We make war that we may live in peace... those who cannot bravely face danger are the slaves of their attackers."
Aristotle

Puzzle Three Solution:
"What you want is someone who will take the bus with you when the limo breaks down."
Oprah Winfrey

This week's Sudoku answers

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

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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 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, GRANT-EES, 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, no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato alrecibir 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
SECOND 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
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PUBLIC NOTICES

THURSDAY, NOVEMBER 13, 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
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024 CA 000228
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LINDA S. GREENE, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 06, 2025, and entered in 2024 CA 000228 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LINDA S. GREENE are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <https://flagler.realforeclose.com>, at 11:00 AM, on December 05, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 30, PLANTATION BAY 1-A, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 40 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Property Address: 30 LANDINGS LN #30, ORMOND BEACH, FL 32174

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 6 day of November, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-196649 - NaC
November 13, 20, 2025

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 000603
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROLINE K. ALEXANDER, DECEASED, et al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROLINE K. ALEXANDER, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SSG Handyman, located at 25 Louvet Ln #A, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025.
HRECHKA LLC
Nov. 13

FIRST INSERTION

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 55, BLOCK 3, PALM COAST, SECTION 15, MAP BOOK 6, PAGE 68-72, PER OFFICIAL 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 Ave., 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 11/4/2025.

Tom Bexley
CLERK OF THE CIRCUIT COURT (SEAL) BY: MARGARITA RUIZ DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-333915
November 13, 20, 2025

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 12/8/2025 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.storageetreasures.com
69 Jayvon Williamson
89 Ronnie Mitchell
222 David Mills
403 Randall Boss
Nov. 13/20

FIRST INSERTION

PUBLIC NOTICE
\$2,317.15 USD was seized via search warrant by the Flagler County Sheriff's Office.
The funds originated from a victim located in Flagler County which were taken fraudulently and under false pretenses between July 18, 2025, and August 20, 2025.
Nov. 13/20

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 658
Division 48
IN RE: ESTATE OF THOMAS J. DALY Deceased.
The administration of the estate of Thomas J. Daly, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 November 13, 2025.
Personal Representative:
Heather L. Daly
1 Fernon Lane
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
November 13, 20, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000558
IN RE: ESTATE OF ALBERT S. ESCHER Deceased.
If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.
All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.
The case number and decedent's name are: ALBERT S. ESCHER, File Number 2025-CP-000558.
The address of the court where this probate is pending is: Circuit Court for Flagler County, Florida, 1769 E. Moody Blvd., Bldg. # 1, Bunnell, FL, 32110
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.
Date of death of the decedent is: 03/28/2025.
The date of first publication of this notice is: November 13, 2025.
The second week of publication is: November 20, 2025.
Personal Representative(s):
Sharon Escher.
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
November 13, 20, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 000671
IN RE: ESTATE OF CARMEN JOSEPH LUNETTA, Deceased.
The administration of the estate of CARMEN JOSEPH LUNETTA, Deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.
The date of first publication of this notice is November 13, 2025.
SANDRA BUTLER,
Personal Representative
Attorney for Personal Representative: Scott R. Bugay, Esquire
Florida Bar No. 5207
2051 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954) 767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: Jennifer@srblawyers.com
November 13, 20, 2025

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 24th day of November 2025, for the purpose of Second and Final Reading of Ordinance 2025-11, before the City Commission, in the Bunnell Administration Complex Chambers Meeting Room, located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2025-11

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALLE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 17.07± ACRES IN THE CITY OF BUNNELL LIMITS FROM “SINGLE FAMILY-MEDIUM DENSITY (SF-M)” TO “MULTI-FAMILY (MF)”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell’s website at www.bunnellcity.us on the homepage. The public is advised to check the City’s website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Nov. 13

25-00404F

FIRST INSERTION

NOTICE OF SUSPENSION

To: Kenyanna L. Stubblefield
Case No: CD202509671/D 3529772

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.

Nov. 13, 20, 27; Dec. 4, 2025

25-00283G

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 24th day of November 2025, for the purpose of Second and Final Reading of Ordinance 2025-12, before the City Commission, in the Bunnell Administration Complex Chambers Meeting Room located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2025-12

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 19.67± ACRES, GENERALLY LOCATED BETWEEN SOUTH ANDERSON STREET, SOUTH PEACH STREET, AND EAST DRAIN STREET IN THE CITY OF BUNNELL LIMITS FROM “R-2, MULTIPLE FAMILY RESIDENTIAL DISTRICT” TO “R-3B, MULTIPLE FAMILY RESIDENTIAL DISTRICT”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell’s website at www.bunnellcity.us on the homepage. The public is advised to check the City’s website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



Nov. 13

25-00405F

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SUBSEQUENT INSERTIONS

SECOND 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
andreaurnsseq@gmail.com
November 6, 13, 2025 25-00280G

SECOND INSERTION

ANCILLARY NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000573
Division: 48
IN RE: ESTATE OF
JOHN COUTO,
Deceased.

The Ancillary Administration of the Estate of John Couto, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bldg, #1, Bunnell, Florida 32110. The names and addresses of the Ancillary Personal Representative and the Ancillary 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 Ancillary Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is November 6, 2025.

Ancillary Personal Representative:
Ashley Couto-Tewell
113 Whittaker Drive
Stonington, CT 06378
CUMMINGS & LOCKWOOD LLC
Attorney for
Ancillary Personal Representative
Matthew N. Turko, Esq.
Florida Bar No. 30621
Karina N. Leon, Esq.
Florida Bar No. 1033856
3001 PGA Boulevard, Suite 104
Palm Beach Gardens, Florida 33410
Telephone: (561) 214-8500
E-mail Addresses: mturko@cl-law.com;
knleon@cl-law.com;
jjernigan@cl-law.com
8786151.1
November 6, 13, 2025 25-00275G

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PUBLIC NOTICES

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SECOND INSERTION

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 Assessment

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-000526
NATIONAL MAINTENANCE AND,
BUILD OUT COMPANY, LLC. A
DELAWARE LIMITED LIABILITY
COMPANY
Plaintiff, vs.
RELATED DEVELOPMENT
GROUP, LLC. A FLORIDA
LIMITED LIABILITY COMPANY,
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated September 30, 2025, and entered in Case No.: 2025-CA-000526 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein the property will sell to the highest and best bidder for cash at www.flagler.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 14th day of November, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

UNIT A201, Grand Vista Condominium at Grand Haven, Phase 1, according to the Declaration of Condominium recorded in Official Records Book 2835, page 150, and all

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
FILE NUMBER 2025 CP 000685
DIVISION 48
IN RE ESTATE OF
CYNTHIA A. HARKLESS
Deceased

The administration of the estate of CYNTHIA A. HARKLESS, deceased, whose date of death was February 17, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd Building #1, Bunnell, FL 32110. The names and addresses of 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 claim 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 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:
Bethany Drugelat,
139 North Starling Dr.,
Palm Coast, Florida 32164
Attorney of Personal Representative:
Melvin D. Stack
Tyra@melstack.com
Florida Bar No. 0297798
Every & Stack
444 Seabreeze Blvd., Suite 1003
Daytona Beach, FL 32118
Telephone: (386) 255-1925
November 6, 13, 2025 25-00276G

SECOND 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.

exhibits and amendments thereof, Public Records of Flagler County, Florida.
PARCEL ID: 22-11-31-3995-00C10-A201
PROPERTY ADDRESS: 455 RIVERFRONT DR. UNIT A201, Palm Coast, Florida 32137

The above is to be published in the Business Observer. 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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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. Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A.

7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
November 6, 13, 2025 25-00273G

SECOND INSERTION

NOTICE to CREDITORS
IN THE CIRCUIT COURT
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY
FLORIDA
FILE NUMBER 2025 CP 000607
DIVISION 48
IN RETHE ESTATE OF
LINDA P. HIGGINBOTHAM,
also known as LINDA PROPER
HIGGINBOTHAM
Deceased

The administration of the estate of LINDA P. HIGGINBOTHAM, also known as LINDA PROPER HIGGINBOTHAM, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division; the address of which is 1769 East Moody Boulevard, Building 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 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 November 6, 2025.

Personal Representative:
Melvin D. Stack
444 Seabreeze Boulevard, Suite 1003
Daytona Beach, Florida 32118
Attorney for Personal Representative:
Melvin D. Stack
Florida Bar No. 0297798
444 Seabreeze Boulevard, Suite 1003
Daytona Beach, Florida 32118
Telephone: (386) 255-1925
Facsimile: (386) 255-9118
E-Mail: mel@melstack.com
aletha@melstack.com (secondary)
November 6, 13, 2025 25-00277G

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 publication of this Order, 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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000615
Division 48
IN RE: ESTATE OF
AUDREY RITA CAIN
Deceased.

The administration of the estate of Audrey Rita Cain, deceased, whose date of death was July 2, 2025 is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Personal Representative:
Roy Thomas Doolittle
9 Westrobin Lane
Palm Coast, Florida 32164
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: D Vidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
November 6, 13, 2025 25-00279G

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-000526
NATIONAL MAINTENANCE AND,
BUILD OUT COMPANY, LLC. A
DELAWARE LIMITED LIABILITY
COMPANY
Plaintiff, vs.
RELATED DEVELOPMENT
GROUP, LLC. A FLORIDA
LIMITED LIABILITY COMPANY,
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated September 30, 2025, and entered in Case No.: 2025-CA-000526 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein the property will sell to the highest and best bidder for cash at www.flagler.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 14th day of November, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

UNIT A104, Grand Vista Condominium at Grand Haven, Phase 1, according to the Declaration of Condominium recorded in Official Records Book 2835, page 150, and all

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO
CHAPTER 45
CITIZENS BANK, N.A.,
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 LYNN 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, INCLUSIVE, OF THE PUBLIC RECORDS 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 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: 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

THIRD 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, DEVEISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST
SELMA ABDULNOOR A/K/A SELMA
ABDULNOOR; THE UNKNOWN
HEIRS, DEVEISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES, OR OTHER CLAIMANTS
CLAIMING BY, THROUGH, UNDER,
OR AGAINST SALIM N. EPHRAIM;
THE UNKNOWN HEIRS, DEVEISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST
RAINA HAYALI; 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; SAAD
ELIYA A/K/A SAAD ELIYA,
Defendants.

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

exhibits and amendments thereof, Public Records of Flagler County, Florida.
PARCEL ID: 22-11-31-3995-00C10-A104
PROPERTY ADDRESS: 455 RIVERFRONT DR. UNIT A104, Palm Coast, Florida 32137

The above is to be published in the Business Observer. 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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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. Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A.

7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
November 6, 13, 2025 25-00274G

SECOND 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

BY, THROUGH, UNDER, OR AGAINST SALIM N. EPHRAIM; THE UNKNOWN HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST GHANIM N. EPHRAIM; THE UNKNOWN HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RAINA HAYALI:

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