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VOLUSIA COUNTY LEGAL NOTICES

THURSDAY, DECEMBER 4, 2025

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 13513 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**EDWARD PAUL BRENT**  
**a/k/a EDWARD P. BRENT**  
**Deceased.**

The administration of the estate of Edward Paul Brent, deceased, whose date of death was September 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 December 4, 2025.

**Personal Representative:**  
**David John Wall**  
1589 Lewis Lane  
New Smyrna Beach, Florida 32168  
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  
December 4, 11, 2025 25-006071

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 12385 PRDL**  
**IN RE: ESTATE OF**  
**GAIL J. RODEMICH**  
**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: GAIL J. RODEMICH, File Number 2025 12385 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: December 4, 2025.

The second week of publication is: December 11, 2025.

**Personal Representative(s):**  
**Suzanne Day Carsley.**  
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  
December 4, 11, 2025 25-006101

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 Elite Land Vacations, located at 270 N US Hwy 1, 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 2nd day of December, 2025.  
Cruise Elite Inc.  
Dec. 4 25-00119V

FIRST INSERTION  
**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
7TH JUDICIAL CIRCUIT IN  
AND FOR VOLUSIA COUNTY,  
FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2025 11394 CIDL**  
**VILLAGE CAPITAL & INVESTMENT**  
**LLC,**  
**Plaintiff, vs.**  
**MATTHEW COUCH AKA MATHEW**  
**JAMES COUCH, et. al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025 11394 CIDL of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, and MATTHEW COUCH AKA MATHEW JAMES COUCH, et. al., are Defendants, Clerk of Circuit Court, Laura E. Roth will sell to the highest bidder for cash at www.volusia.realforeclose.com, on January 6, 2026 at 11:00 AM, the following described property:

LOT 69, RIDGEWOOD CROSSING, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 53, PAGES 93 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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

DATED this 24th day of November, 2025.

**GREENSPOON MARDER, LLP**  
100 W. Cypress Creek Road, Suite 700  
Fort Lauderdale, FL 33309  
Telephone: (954) 491-1120  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343-6982  
Email: gmforeclosure@gmlaw.com  
Email: Karissa.chin-duncan@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
25-000649-01 / 75422.0015 / Jean Schwartz  
December 4, 11, 2025 25-006011

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 13522 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**WILFRED FREDERICK EVANS, JR.**  
**Deceased.**

The administration of the estate of Wilfred Frederick Evans, Jr., deceased, whose date of death was October 9, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 December 4, 2025.

**Personal Representative:**  
**Dane Erickson**  
414 Meadow Station Circle  
Parker, Colorado 80138  
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  
December 4, 11, 2025 25-006081

FIRST INSERTION  
**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 12/19/25 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1970 SALE mobile home bearing vehicle identification number 70601214123, and all personal items located inside the mobile home. Last Tenant: All Unknown Beneficiaries, Heirs, Successors, And Assigns of James Anthony Bradley Jr., and Unknown Party or Parties in Possession. Sale to be held at: Elmwood MHC, 3300 S. Nova Road, Lot No. 1, Port Orange, Florida 32129, (386)-245-2769.  
Dec. 4/11 25-00117V

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 13074 PRDL**  
**Division Probate**  
**IN RE: ESTATE OF**  
**SHERRY LYNN FULLER**  
**A/K/A SHERRY L. FULLER**  
**Deceased.**

The administration of the estate of SHERRY LYNN FULLER a/k/a SHERRY L. FULLER, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 December 4, 2025.

**Personal Representative:**  
**Gabrielle Bitto**  
1476 Bermuda Ave.  
Merritt Island, Florida 32952  
**Savannah Bitto**  
1907 Magnolia Ave.,  
Sanford, Florida 32771  
Attorney for Personal Representative:  
BETH TEARDO PRINZ, ESQ.  
Attorney  
Florida Bar Number: 0786462  
SPRAKER & PRINZ  
819 Southwest Federal Highway, Suite 106  
Stuart, FL 34994  
Telephone: (772) 220-0212  
Fax: (772) 220-0422  
E-Mail: bethprinzlaw@gmail.com  
Secondary E-Mail:  
sprakerandprinzward@gmail.com  
December 4, 11, 2025 25-006021

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 13594 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**CARL EUGENE COOPER**  
**Deceased.**

The administration of the estate of Carl Eugene Cooper, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 December 4, 2025.

**Personal Representative:**  
**Judy Ann Cooper**  
1934 Seclusion Drive  
Port Orange, Florida 32128  
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  
December 4, 11, 2025 25-006091

FIRST INSERTION  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR VOLUSIA  
COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2025 12407 CIDL**  
**ROCKET MORTGAGE, LLC F/K/A**  
**QUICKEN LOANS, LLC,**  
**Plaintiff, vs.**  
**EMMA LOVETTE, et al.,**  
**Defendant.**

To the following Defendants:  
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF GLORIA M STRINGER A/K/A GLORIA STRINGER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS - 3404 Heath Dr., Deltona, FL 32725

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JASON TERRELDYNE STRINGER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRAN-FEES, OR OTHER CLAIMANTS - 3404 Heath Dr., Deltona, FL 32725

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF TRISTAN RASSEAN WILLIAMS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS - 3404 Heath Dr., Deltona, FL 32725

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

LOT 364, ARBOR RIDGE, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 53, PAGES 39 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before December 15, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court this 13th day of November, 2025.

LAURA E. ROTH, ESQ.  
CLERK OF COURT OF  
VOLUSIA COUNTY  
(SEAL) By /s/ Jennifer Vazquez  
As Deputy Clerk

Submitted by:  
MCCALLA RAYMER  
LEIBERT PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Email: AccountsPayable@mccalla.com  
25-12380FL  
December 4, 11, 2025 25-006031

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE SEVENTH JUDICIAL CIRCUIT  
COURT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case No: 2025 12700 PRDL**  
**Division: 10**  
**IN RE: ESTATE OF**  
**VALENTIN SARMIENTO GARCIA,**  
**Deceased.**

The administration of the Estate of VALENTIN SARMIENTO GARCIA, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave, DeLand, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 this notice was first published is December 4, 2025.

**Personal Representative:**  
**/s/ Justin Garcia**  
**Justin Garcia**  
1405 9th Street  
Orange City, FL 32763  
Attorney for Personal Representative:  
/s/ Elan R. Kaney  
Elan R. Kaney, Esq.  
Florida Bar No. 0538302  
Elan R. Kaney, PLLC  
523 N. Halifax Ave.  
Daytona Beach, FL 32118  
(386) 281-5777  
Email: Elan.Kaney@KaneyLaw.com  
December 4, 11, 2025 25-006141

FIRST INSERTION  
**NOTICE OF FORECLOSURE SALE**  
IN THE COUNTY COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA

**CASE NO.: 2025 13601 COCI**  
**SEA HAVENS HOMEOWNERS**  
**ASSOCIATION, INC., a Florida**  
**not-for-profit corporation.,**  
**Plaintiff, vs.**  
**JENNIFER BUCHANAN MITCHELL,**  
**individually; UNKNOWN SPOUSE OF**  
**JENNIFER BUCHANAN MITCHELL;**  
**and ALL UNKNOWN TENANTS/**  
**OWNERS,**  
**Defendants.**

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated November 12, 2025, and entered in Case Number: 2025 13601 COCI, of the County Court in and for Volusia County, Florida, wherein SEA HAVENS HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, JENNIFER BUCHANAN MITCHELL, individually; UNKNOWN SPOUSE OF JENNIFER BUCHANAN MITCHELL; and ALL UNKNOWN TENANTS/ OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com, beginning at 11:00 o'clock A.M. on the 29th day of December, 2025 the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address:  
228 Florida Shores Boulevard, Daytona Beach Shores, Florida 32118  
Property Description:  
Lot 228, Building Number 13, Sea Havens, according to the map or plat thereof, as recorded in Map Book 40,

FIRST INSERTION  
**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
FOURTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY  
FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 2025 13104 CICI**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE FOR**  
**VRMTG ASSET TRUST,**  
**Plaintiff, v.**  
**UNKNOWN TRUSTEE AND**  
**BENEFICIARY OF THE EILEEN M.**  
**FICHTNER LIVING TRUST DATED**  
**FEBRUARY 4, 2004, et al.,**  
**Defendants.**

TO: UNKNOWN TRUSTEE AND BENEFICIARY OF THE EILEEN M. FICHTNER LIVING TRUST DATED FEBRUARY 4, 2004

Last Known Address: 114 Gardiner Ct., Daytona Beach, FL 32114  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Volusia County, Florida:

LOT 11, GARDINER COURT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 128, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon.  
Property Address: 114 Gardiner Ct., Daytona Beach, FL 32114 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before DEC 29 2025, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

WITNESS my hand and seal of this Court at Volusia, Florida on this 24th day of NOV, 2025.

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

HOWARD LAW  
Plaintiff's attorney  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
December 4, 11, 2025 25-006051

FIRST INSERTION  
**NOTICE OF PUBLIC SALE**  
The following personal property of Alvarez Zosimo Martinez and Angelica Leal herein described, on the 18th day of December 2025, at 10:00 a.m., on the property located at 217 Circle Drive, Deland, Volusia County, Florida 32724, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
Year/Make: 1985/PEAC Mobile Home  
VIN No.: KBGASN523334  
Title No.: 0041624460  
All Other Personal Property Therein  
PREPARED BY:  
Charles Lovings, Attorney  
Vector Law PLLC  
1309 Thomasville Road, Suite 302  
Tallahassee, Florida 32303  
Dec. 4/11 25-00111V

Page(s) 151 and 152, of the Public Records of Volusia County, Florida.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Avenue, Suite 300, Daytona Beach, Florida 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 impaired call 711.

/s/ Helena G. Malchow  
John L. Di Masi  
Florida Bar No.: 0915602  
Patrick J. Burton  
Florida Bar No.: 0098460  
Arthur Barksdale  
Florida Bar No.: 0040628  
Rebecca Blechman  
Florida Bar No.: 0121474  
Nelson Crespo  
Florida Bar No.: 0121499  
Brian S. Hess  
Florida Bar No.: 0725072  
Helena G. Malchow  
Florida Bar No.: 0968323  
Eryn M. McConnell  
Florida Bar No.: 0018858  
Shelby Pfannerstill  
Florida Bar No.: 1058704  
Toby Snively  
Florida Bar No.: 0125998  
DI MASI | BURTON, P.A.  
801 N. Orange Avenue, Suite 500  
Orlando, Florida 32801  
Ph. (407) 839-3383 Fx. (407) 839-3384  
Service E-Mail:  
JDLaw@Orlando-Law.com  
Attorney for Plaintiff, Association  
December 4, 11, 2025 25-006111

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND  
FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-13020 PRDL**  
**IN RE: ESTATE OF**  
**VIRGINIA PATRICIA ACKERMAN**  
**Deceased.**

The administration of the Estate of Virginia Patricia Ackerman, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 Thursday, December 4, 2025.

**Personal Representative:**  
**DocuSigned by:**  
**/s/ Sandra Yates**  
**Sandra J. Yates**  
2301 Timbercrest Drive  
Deltona, Florida 32738

Attorney for Personal Representative:  
/s/ Lisa Curia George  
Lisa Curia George  
Florida Bar Number: 1033829  
Michael S. Hagen  
Florida Bar Number: 454788  
Hagen Law Firm  
5290 Summerlin Commons Way,  
Suite 1003  
Fort Myers, FL 33907  
Telephone: (239) 275.0808  
Fax: (239) 275.3313  
E-Mail: lisa@mikehagen.com  
Secondary E-Mail: pat@mikehagen.com  
December 4, 11, 2025 25-006061

FIRST INSERTION  
**NOTICE OF PUBLIC SALE**







SUBSEQUENT INSERTIONS

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 10474 CICI</p> <p><b>CELINK Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VIOLET D. BARRS AKA VIOLET DAUGHTREY BARRS AKA VIOLET FLORENCE DAUGHTREY BARRS, DECEASED, et. al., Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2024 10474 CICI of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, CELINK, Plaintiff, and UNKNOWN SPOUSE, HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VIOLET D. BARRS AKA VIOLET DAUGHTREY BARRS AKA VIOLET FLORENCE DAUGHTREY BARRS, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Laura E. Roth will sell to the highest bidder for cash at <a href="http://www.volusia.realforeclose.com">www.volusia.realforeclose.com</a>, on January 9, 2026 at 11:00 AM, the following</p>	
SECON	25-00591

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 13147 PRDL DIVISION: 10 IN RE: ESTATE OF SANDRA A. BEATTY, Deceased.</p> <p>The administration of the estate of SANDRA A. BEATTY, deceased, whose date of death was March 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 27, 2025.</p> <p><b>Signed by: /s/ Tammy Cruz</b> <b>Tammy Cruz,</b> <b>Personal Representative</b> 626 Winston Drive Holly Hill, FL 32117</p> <p>/s/ Fred B. Share FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative Nov. 27; Dec. 4, 2025</p>	
SECON	25-005961

SECOND INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10343 CICI</p> <p><b>AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs. THE HEIRS AND OR DEVEISEES OF DONALD RAIMONDI; ROBERT J. RAIMONDI; DOLORES R. LOPAT; JERALD RAIMONDI A/K/A SKIPPY RAIMONDI; RICHARD RAIMONDI; AND ALL HEIRS, DEVEISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, Defendant(s).</b></p> <p>To the following Defendant(s): ROBERT J. RAIMONDI: Last Known Address: 5848 McCowans Ferry Road, Versailles, KY 40383</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida:</p> <p>Lot 51, KINGSTON HILLS, According To The Plat Thereof As Recorded In Map Book 11, Page 244, Of The Public Records Of Volusia County, Florida.</p> <p>With a street address at: 1312 North Street, Daytona Beach, Florida</p>	
SECON	25-005921

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 12309 CICI</p> <p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2022-1, Plaintiff, vs. FRANCISCO J. SANTANA; ASHLEY SANTANA; THE INTERNATIONAL RESIDENTIAL OWNERS ASSOCIATION, INC.; MASTER'S GLEN AT GRANDE CHAMPION HOMEOWNERS' ASSOCIATION, INC.; AERO HEC ACQUISITION I, LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and all OTHER UNKNOWN PARTIES, et.al., Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated November 12, 2025, entered in Civil Case No.: 2025 12309 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2022-1, Plaintiff, and FRANCISCO J. SANTANA; ASHLEY SANTANA; THE INTERNATIONAL RESIDENTIAL OWNERS ASSOCIATION, INC.; MASTER'S GLEN AT GRANDE CHAMPION HOMEOWNERS' ASSOCIATION, INC.; AERO HEC ACQUISITION I, LLC, are Defendants.</p> <p>LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at <a href="http://www.volusia.realforeclose.com">www.volusia.realforeclose.com</a>, at 11:00 AM, on the 13th day of February, 2026, the following described real property as set forth in said Judgment, to wit:</p> <p>LOT 56, GRANDE CHAMPION AT PARCEL NW-27, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 51, PAGES 161 THROUGH 166, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a</p>	
SECON	25-005931

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 13729 CIDL</p> <p><b>U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2, Plaintiff, vs. BRENDA J. INGRAM, ET AL., Defendants</b></p> <p>To the following Defendant(s): BRENDA J. INGRAM (CURRENT RESIDENCE UNKNOWN) Last Known Address: 2643 CANDLER DRIVE DELTONA, FL 32725</p> <p>YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 11, IN BLOCK 1419, DELTONA LAKES UNIT FIFTY-THREE, ACCORDING TO A PLAT THEREOF AS RECORDED IN MAP BOOK 28, PAGES 32 THROUGH 42, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A 2643 CANDLER DRIVE, DELTONA FLORIDA 32725</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to: J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before January 5, 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.</p> <p>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</p>	
SECON	25-005941

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY CASE NO. 2025 12298 CIDL</p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RONALD REI RAMOS, et al., Defendant.</b></p> <p>To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RONALD RAMOS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS</p> <p>LAST KNOWN ADDRESS: UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 5, BLOCK 163, DELTONA LAKES UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 165 THROUGH 177, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>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, Lourdes Sanchez-Barcia, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before December 4, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.</p> <p>WITNESS my hand and seal of this Court this 3 day of November, 2025.</p> <p>LAURA E. ROTH, ESQ. CLERK OF COURT OF VOLUSIA COUNTY (SEAL) By /s/ Jennifer Vazquez As Deputy Clerk</p> <p>Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-12214FL Nov. 27; Dec. 4, 2025</p>	
SECON	25-005991

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION Case No.: 2025-11296-CICI</p> <p><b>KENNETH D. ULLMAN Plaintiff, vs. STEPHEN J. HONCZARENKO, et al., Defendants.</b></p> <p>Notice is hereby given pursuant to a Final Judgment of foreclosure filed the 17th day of November, 2025, and entered in case No. 2025-11296-CICI in the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein KENNETH D. ULLMAN is the Plaintiff and STEPHEN J. HONCZARENKO , THE UNKNOWN SPOUSE OF STEPHEN J. HONCZARENKO, SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC., SPRUCE CREEK GOLF VILLAS, INC., ALFINITI, INC., ENCORE WIRE CORPORATION, BEL AIRE FINANCIAL, LLC formerly known as SWIFT FINANCIAL, LLC, and THE UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION now known as DOUGLAS BARON and LAURA SOLANO are the Defendants. That I will sell to the highest and best bidder for cash beginning at 11:00 AM at <a href="http://www.volusia.realforeclose.com">www.volusia.realforeclose.com</a> in accordance with Chapter 45, Florida Statutes, on JANUARY 7, 2026 the following described property as set forth in said Final Summary Judgment of Foreclosure, to-wit:</p> <p>Unit 1, Spruce Creek Golf Villas, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2198, Page 1755, and all amendments thereto, of the Public Records of Volusia County, Florida, together with an undivided interest in the common elements appurtenant thereto</p> <p>Property Address: 1876 Silver Fern Drive, Port Orange, Florida 32128</p> <p>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 before the Clerk reports the surplus as unclaimed.</p> <p>Dated on this 19 day of November, 2025.</p> <p><b>PAVESI LAW FIRM</b> Attorneys for Plaintiff Post Office Box 1507 1833 Hendry Street Port Myers, Florida 33902 (239) 334-2195 <a href="mailto:keithhagman@paveselaw.com">keithhagman@paveselaw.com</a> <a href="mailto:glendahaskell@paveselaw.com">glendahaskell@paveselaw.com</a> By: /s/ Keith H. Hagman KEITH H. HAGMAN Florida Bar #:0112445 Nov. 27; Dec. 4, 2025</p>	
SECON	25-005901

SECOND INSERTION											
<p><b>NOTICE TO CREDITORS (Summary Administration)</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025 12957 PRDL IN RE: ESTATE OF IRENE ALICE ZEHR Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of IRENE ALICE ZEHR, deceased, File Number 2025 12957 PRDL, by the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N Alabama Ave, DeLand, FL 32724; that the decedent's date of death was May 30, 2024; that the total value of the estate is \$8,375.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>HANK ZEHR</td><td>1273 County Road 1684 Holly Pond, AL 35058</td></tr><tr><td>DONALD R. ZEHR, JR.</td><td>2657 Ten Mile Road Pace, FL 32571</td></tr><tr><td>REGINA JOHNSEY</td><td>2936 Highway 77 Columbiana, AL 35051</td></tr><tr><td>DEBRA JOHNSTON</td><td>F/K/A DEBRA SMITH 2345 Y Highway Norwood, MO 65717</td></tr></table> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is November 27, 2025.</p> <p><b>Person Giving Notice:</b> <b>HANK ZEHR</b> 1273 County Road 1684 Holly Pond, AL 35058</p> <p>Attorney for Person Giving Notice ANDRE "ANDI" T. SIEMER Florida Bar Number: 1037800 KAITLIN J. STOLZ Florida Bar Number: 1015652 AMY B. VAN FOSSEN, P.A. 211 E. New Haven Avenue Melbourne, Florida 32901 Telephone: (321) 345-5945 Fax: (321) 345-5417 E-Mail: <a href="mailto:andi@amybvanfossen.com">andi@amybvanfossen.com</a> Secondary E-Mail: <a href="mailto:service@amybvanfossen.com">service@amybvanfossen.com</a> Nov. 27; Dec. 4, 2025</p>		Name	Address	HANK ZEHR	1273 County Road 1684 Holly Pond, AL 35058	DONALD R. ZEHR, JR.	2657 Ten Mile Road Pace, FL 32571	REGINA JOHNSEY	2936 Highway 77 Columbiana, AL 35051	DEBRA JOHNSTON	F/K/A DEBRA SMITH 2345 Y Highway Norwood, MO 65717
Name	Address										
HANK ZEHR	1273 County Road 1684 Holly Pond, AL 35058										
DONALD R. ZEHR, JR.	2657 Ten Mile Road Pace, FL 32571										
REGINA JOHNSEY	2936 Highway 77 Columbiana, AL 35051										
DEBRA JOHNSTON	F/K/A DEBRA SMITH 2345 Y Highway Norwood, MO 65717										
SECON	25-005971										

SECOND INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 13243 CIDL</p> <p><b>NATIONSTAR MORTGAGE LLC, Plaintiff, vs. EDWIN DE JESUS AYBAR SUAREZ A/K/A EDWIN AYBAR AND ADA DAMARIS MORALES AND NAYELI MARIE AQUINO A/K/A NAYELI AQUINO, et. al. Defendant(s).</b></p> <p>TO: EDWIN DE JESUS AYBAR SUAREZ A/K/A EDWIN AYBAR, ADA DAMARIS MORALES A/K/A ADA D. MORALES, NAYELI MARIE AQUINO A/K/A NAYELI AQUINO, UNKNOWN SPOUSE OF NAYELI MARIE AQUINO A/K/A NAYELI AQUINO,</p> <p>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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 347, VICTORIA OAKS PHASE B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 60, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>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 22, 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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Volusia County, Florida, this 20 day of November, 2025.</p> <p>LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer Vazquez DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> 25-300611 Nov. 27; Dec. 4, 2025</p>	
SECON	25-005911

FOURTH INSERTION	
<p><b>DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS</b></p> <p>Notice is hereby given that the Dean River Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on December 9, 2025, at 11:00 a.m. at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.</p> <p>The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.</p> <p>The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District.</p> <p>Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact c/o Wrathell, Hunt &amp; Associates, LLC (877) 276-0889 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.</p> <p>Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager Nov. 13, 20, 27; Dec. 4, 2025</p>	
SECON	25-005641

FOURTH INSERTION	
<p><b>NOTICE OF ADMINISTRATIVE COMPLAINT</b></p> <p>To: Reannah Z. Sheely Case No.: CD202503881/D 3444830/3403475</p> <p>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.</p> <p>Nov. 13, 20, 27; Dec. 4, 2025</p>	
SECON	25-005511

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# PUBLIC NOTICES

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

THURSDAY, DECEMBER 4, 2025

## FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 704**  
**Division 48**  
**IN RE: ESTATE OF**  
**MANUEL FERNANDES GASPAR**  
**Deceased.**

The administration of the estate of Manuel Fernandes Gaspar, deceased, whose date of death was February 11, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 December 4, 2025.

**Co-Personal Representatives:**  
**Juvenal R. Gaspar**  
719 Haven Place  
Linden, New Jersey 07036  
**Rui M. Gaspar**  
891 Don a Road  
Union, New Jersey 07083  
Attorney for Personal Representatives:  
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  
December 4, 11, 2025 25-00295G

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND  
FOR FLAGLER COUNTY, FLORIDA  
**File Number: 2025 CP 000732**  
**Division: 48**  
**IN RE: ESTATE OF**  
**GLORIA MARIE CATENA,**  
**a/k/a GLORIA M. CATENA,**  
**Deceased.**

The administration of the Estate of GLORIA MARIE CATENA, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court Flagler County, Florida, Probate Division, located at 1769 Moody Blvd, Ste 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative and the Personal Representative's attorney are provided below.

Deadline for Filing Claims:  
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 served, must file their claims with this court ON OR BEFORE THE LATER OF:

- 3 months after the date 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 Section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211, Florida Statutes.

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 651**  
**Division 48**  
**IN RE: ESTATE OF**  
**JOHN J. DESMOND**  
**Deceased.**

The administration of the estate of John J. Desmond, deceased, whose date of death was August 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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS after the date of the first publication of this notice.

Barred Claims:  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, 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.

This notice is published in accordance with the provisions of the Florida Probate Rules and Florida Statutes Section 733.2121.

The date of first publication of this notice is December 4, 2025.

Signed on this 25th day of November, 2025.

**MICHAEL JOSEPH CATENA,**  
**Personal Representative**  
576 Union Avenue, Belleville, New Jersey 07109  
CORONADO LAW GROUP, PLLC  
/s/ Kenneth Bohannon, Esq.  
Kenneth Bohannon, Esquire  
Florida Bar #0027500  
221 N. Causeway, Suite A  
New Smyrna Beach, FL 32169-5239  
Phone: 386-427-5227  
Facsimile: 386-423-3909  
Primary Email:  
KBohannon@CFLLawyer.com  
Secondary Email:  
Eservice@CFLLawyer.com  
Attorney for Personal Representative  
December 4, 11, 2025 25-00296G

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 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 December 4, 2025.

**Personal Representative:**  
**Nisley F. Desmond**  
4 Curry Court  
Palm Coast, Florida 32137  
Attorney for Personal Representative:  
Diane A. Vidal  
Attorney  
Florida Bar Number: 1008324  
CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: DVidal@legalteamforlife.com  
Secondary E-Mail:  
Proserv@legalteamforlife.com  
December 4, 11, 2025 25-00299G

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA -  
PROBATE DIVISION  
**File No. 2025 CP 000684**  
**Division 48**  
**IN RE: ESTATE OF**  
**WILLIAM J. MCADAMS JR.**  
**AKA WILLIAM J. MCADAMS**  
**Deceased.**

The ancillary administration of the estate of WILLIAM J. MCADAMS JR., AKA WILLIAM J. MCADAMS, deceased, whose date of death was May 10, 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 #5 Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 734**  
**Division 48**  
**IN RE: ESTATE OF**  
**JORGE ISMAEL SALINAS CABAN**  
**Deceased.**

The administration of the estate of Jorge Ismael Salinas Caban, deceased, whose date of death was October 4, 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

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 December 4, 2025.

**Personal Representative:**  
**/s/ Donald McAdams**  
**DONALD MCADAMS**  
20 VESPER AVENUE  
FALMOUTH, MA 02540  
Attorney for Personal Representative:  
/s/ Robert E. Bone Jr.  
ROBERT E. BONE JR.  
Attorney  
Florida Bar Number: 0848026  
ROBERT E BONE JR., P.A.  
POST OFFICE BOX 895129  
LEESBURG, FL 34789  
Telephone: (352) 315-0051  
Fax: (352) 326-0049  
E-Mail: service@thebonelawfirm.com  
Secondary E-Mail:  
rbone@thebonelawfirm.com  
December 4, 11, 2025 25-00297G

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 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 December 4, 2025.

**Personal Representative:**  
**Matthew Salinas Hernandez**  
4033 Oregon Trail  
Augusta, Georgia 30907  
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  
December 4, 11, 2025 25-00300G

FIRST INSERTION

**TOWN CENTER AT PALM COAST**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT NOTICE OF**  
**SPECIAL MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Town Center at Palm Coast Community Development District ("District") will hold a Special Meeting on **Friday, December 12, 2025 at 10:00 a.m.** at the Hilton Garden Inn Palm Coast/Town Center, located at 55 Town Center Boulevard, Palm Coast, Florida 32164. The Special Meeting is being held to address matters of interest to the District.

The Special meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate via telephone. Any interested person can attend the Special Meeting at the above location and be fully informed of the discussions taking place. The Special Meeting may be continued to a date, time and location to be specified on the record at the meeting without additional publication of notice.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any action taken by the Board at this meeting is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Samantha Harvey  
District Manager

Dec. 4	25-00444F
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FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that CREF4 TUSCAN OWNER, LLC, OWNER, desiring to engage in business under the fictitious name of TUSCAN GARDENS OF PALM COAST located at 650 COLBERT LANE, PALM COAST, FLORIDA 33408 intends to register the said name in FLAGLER county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 4, 2025	25-00301G
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FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 735**  
**Division 48**  
**IN RE: ESTATE OF**  
**NANCY SALINAS**  
**Deceased.**

The administration of the estate of Nancy Salinas, deceased, whose date of death was October 4, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 4, 2025.

**Personal Representative:**  
**Matthew Salinas Hernandez**  
4033 Oregon Trail  
Augusta, Georgia 30907  
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  
December 4, 11, 2025 25-00298G

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND  
FOR FLAGLER COUNTY, FLORIDA.  
CIVIL DIVISION  
**CASE NO. 182025CA000367XXX01**  
**MORTGAGE RESEARCH CENTER,**  
**LLC D/B/A VETERANS UNITED**  
**HOME LOANS, A MISSOURI**  
**LIMITED LIABILITY COMPANY,**  
**Plaintiff, vs.**  
**STEFANIE ROLAND; CYNTHIA**  
**DERWACTER; UNKNOWN TENANT**  
**NO. 1; UNKNOWN TENANT NO.**  
**2; and ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO THIS**  
**ACTION, OR HAVING OR CLAIMING**  
**TO HAVE ANY RIGHT, TITLE OR**  
**INTEREST IN THE PROPERTY**  
**HEREIN DESCRIBED,**  
**Defendant(s).**  
TO: STEFANIE ROLAND  
Last Known Address  
103 RAEBURN WAY  
ANDERSON, SC 29621  
Current Residence is Unknown

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

LOT 3, BLOCK 11, ROYAL PALMS  
- SECTION 33 - PALM COAST, AC-  
CORDING TO THE PLAT THERE-  
OF, RECORDED IN PLAT BOOK  
10, PAGE 67, OF THE PUBLIC RE-

CORDS 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Flagler County Courthouse. Telephone 904-437-7430 or 1-800-955-8770 via Florida Relay Service.

DATED on 11/13/2025.

Tom Bexley  
As Clerk of the Court  
By: (SEAL) Amy Perez  
As Deputy Clerk

Diaz Anselmo & Associates, P.A.  
Plaintiff's attorneys  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
(954) 564-0071  
answers@dallegal.com  
1463-214722 / ME2  
December 4, 11, 2025 25-00302G

**SAVE TIME**

Email your Legal Notice  
legal@observerlocalnews.com

**SUBSEQUENT INSERTIONS**

FOURTH 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

SECOND INSERTION

**NOTICE OF ACTION;**  
**CONSTRUCTIVE SERVICE -**  
**PROPERTY**

IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT OF THE  
STATE OF FLORIDA, IN AND FOR  
FLAGLER COUNTY, CIVIL DIVISION  
**CASE NO.:2025 CA 000462**  
**CALCON MUTUAL MORTGAGE LLC**  
**DBA ONETRUST HOME LOANS,**  
**Plaintiff, vs.**  
**THOMAS RICHARD MARLETTE; et al**  
**Defendants.**  
TO: THOMAS RICHARD MARLETTE; 5  
LAUREL DR E PALM COAST, FL 32137  
KIMBERLY ANN MARLETTE; 5 LAU-  
REL DR E PALM COAST, FL 32137

YOU ARE NOTIFIED that an action to foreclose to the following property in Fla-  
gler County, Florida:

LOT 15, ARMAND BEACH EAST,  
ACCORDING TO THE PLAT  
THEREOF, RECORDED IN PLAT  
BOOK 8, PAGE 21, OF THE PUBLIC  
RECORDS OF FLAGLER COUNTY,  
FLORIDA.

SECOND 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 000638**  
**GS MORTGAGE-BACKED**  
**SECURITIES TRUST 2020-RPL2**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND ALL**  
**OTHERS WHO MAY CLAIM AN**  
**INTEREST IN THE ESTATE OF**  
**ELIZABETH L. JACOB, DECEASED.**  
**et. al.**  
**Defendant(s),**  
TO: THE UNKNOWN HEIRS, BEN-  
EFICIARIES, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS WHO  
MAY CLAIM AN INTEREST IN THE  
ESTATE OF ELIZABETH L. JACOB, DE-  
CEASED, 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, assign-  
ees, 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.

lowing property:  
ALL THAT CERTAIN LAND IN  
FLAGLER COUNTY, FLORIDA,  
TO-WIT:LOT(S) 52, BLOCK 16 OF  
PALM COAST, MAP OF FLORIDA  
PARK, PHASE 1 AS RECORDED IN  
PLAT BOOK 5, PAGE 91, ETSEQ., OF  
THE PUBLIC RECORDS OF FLA-  
GLER 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 the first publication / (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 PUB-  
LISHED ONCE A WEEK FOR TWO (2)  
CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this  
Court at Flagler County, Florida, this day if  
11/18/2025.

TOM BEXLEY  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Amy Perez  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND  
SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-312165  
Nov. 27; Dec. 4, 2025 25-00292G

Also known as 9 SWEETBAY DR,  
PALM COAST, FL 32137.  
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 Thirty days from first publication 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 11/20/2025.

TOM W. BEXLEY  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: Margarita Ruiz  
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  
Nov. 27; Dec. 4, 2025 25-00293G

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY  
FLORIDA  
**FILE NUMBER 2025 CP 000703**  
**DIVISION 48**  
**IN RE THE ESTATE OF**  
**LISA LOU MCKENZIE**  
**Deceased**

The administration of the estate of LISA LOU MCKENZIE, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division; the address of which is 1769 E Moody Blvd, Bldg. 1, Bunnell, FL 32110. The 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.

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 is described in ss.732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is November 27, 2025.

**Personal Representative:**  
**Jennifer H. Shultz**  
484 Druid Circle  
Ormond Beach, Florida 32176  
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  
jennea@melstack.com (secondary)  
Nov. 27; Dec. 4, 2025 25-00294G

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### This week's Crossword answers

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

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### This week's Celebrity Cipher answers

**Puzzle One Solution:**  
"Art is everywhere you look for it; hail the twinkling stars for they are God's careless splatters." El Greco

**Puzzle Two Solution:**  
"I like this life. I like it when it's hard ... you don't get the sweet part without the bitter." Holly Near

**Puzzle Three Solution:**  
"In real life, there are names that surprise us because they don't seem to suit the person at all." Krzysztof Kieslowski

### This week's Sudoku answers

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

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