

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025-14125 FMDL DIVISION: 03 Nelli Tukhvatulina, Petitioner vs. Nikita Derevkov, Respondent TO: Nikita Derevkov Solnechnaya St 37-123 Kirov, Russia YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney: Nelli Tukhvatulina 170 Big Lake Dr Deltona, FL 32738 on or before January 5, 2026 and file the original with the Clerk of the Circuit Court at P. O. Box 6043, DeLand, FL 32721-6043 before service on Petitioner or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's Office notified of your current address. (You may file Florida Family Law Form 12.915, Notice of Current Address.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions including, dismissal or striking of pleadings.	Dated: November 21, 2025. LAURA E. ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ D. Waszak Deputy Clerk 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 person 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 Administration), 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 CL-0133-1912 Dec. 11, 18, 25, 2025; Jan. 1, 2026 25-006151

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13542 PRDL Division 10 IN RE: ESTATE OF TIMOTHY PAUL BLANKENSHIP, aka TIMOTHY P. BLANKENSHIP, and TIM BLANKENSHIP Deceased. The administration of the estate of Timothy Paul Blankenship, also known as Timothy P. Blankenship, and Tim Blankenship, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 11, 2025. Personal Representative: Mark Anthony Blankenship c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M. Holland Attorney Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com December 11, 18, 2025 25-006171

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13679 PRDL Division 10 IN RE: ESTATE OF SUMNER G. OLDHAM, aka SUMNER GERALD OLDHAM, and SUMNER OLDHAM Deceased. The administration of the estate of Sumner G. Oldham, also known as Sumner Gerald Oldham, and Sumner Oldham, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 11, 2025. Personal Representative: Daniel Evans c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M. Holland Attorney Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com December 11, 18, 2025 25-006211

FIRST INSERTION	
NOTICE OF PUBLIC SALE The following personal property of EDWARD WILLIAM NELSON and MICHAEL PATRICK NELSON will, on December 30, 2025, at 10:00 a.m., at 3164 Whisper Blvd., Lot #27, DeLand, Volusia County, Florida 32724; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1988 PALM MOBILE HOME, VIN: PH21084A, TITLE NO.: 0048309663 and VIN: PH21084B, TITLE NO.: 0048318762 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3248-261) December 11, 18, 2025	25-006231

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2025 12212 CICI US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2024-NQM1, Plaintiff, vs. SIYU JIN; HAN BAI; FX2 TWG HI FINANCE CO I, LLC; MOSAIC PROPERTY OWNERS' ASSOCIATION, INC.; 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: FX2 TWG HI FINANCE CO I, LLC 227 WEST MONROE, SUITE 4800 CHICAGO, IL 60606 Last Known Address Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 6, MOSAIC PHASE 1B-2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 62, PAGES 150 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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, on or before January 16, 2026, 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. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL DATED ON December 1, 2025. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jennifer Vazquez As Deputy Clerk

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025 11812 CICI CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7, Plaintiff, vs. ESTHER RAE LEONARD; FREEBIRD STRATEGIES LLC; HARBOUR BEACH RESORT CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 20, 2025 and entered in Case No. 2025 11812 CICI, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM7 is Plaintiff and ESTHER RAE LEONARD; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; FREEBIRD STRATEGIES LLC; HARBOUR BEACH RESORT CONDOMINIUM ASSOCIATION, INC.; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on January 7, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT 310 OF HARBOUR BEACH RESORT, A CONDOMINIUM ACCORDING TO THE DECLARATION	OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3984, PAGE(S) 2153, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. 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. This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). Dated this 5th day of December 2025. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00691 SM, LLC December 11, 18, 2025 25-006201

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. 2019 12038 CIDL FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES TORRES, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 06, 2025, and entered in 2019 12038 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL THE OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES TORRES, DECEASED; MICHELLE LUGO; DILEAN TORRES LOPEZ; JAIME TORRES LOPEZ 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 January 08, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 14, BLOCK 24, DELTONA LAKES UNIT TWO, A SUBDIVI-	SION ACCORDING TO THE MAP IN MAP BOOK 25, PAGE 101 TO 104, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 802 CRAWFORD ST, 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 8 day of December, 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 19-384883 - NaP December 11, 18, 2025 25-006271

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FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13531 PRDL Division Probate IN RE: ESTATE OF SHARON GAIL PEDDICORD, Deceased. The administration of the estate of Sharon Gail Peddicord, 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 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 11, 2025. Personal Representative: Thomas E. Peddicord, III 5610 Wisconsin Avenue, Apt. 1401 Chevy Chase, MD 20815 Attorneys for Personal Representative: DUNWODY WHITE & LANDON, P.A. Daniel K. Capes, Esq. Florida Bar Number: 106429 4001 Tamiami Trail North, Suite 200 Naples, FL 34103 Telephone: (239) 263-5885 Fax: (239) 262-1442 December 11, 18, 2025 25-006181	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13625 PRDL Division 10 IN RE: ESTATE OF JEANNE LOUISE BOBO, Deceased. The administration of the estate of JEANNE LOUISE BOBO, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, , FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: December 11, 2025. CHARLES ROGER BOBO II Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com December 11, 18, 2025 25-006191

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12437 PRDL Division: PROBATE IN RE: ESTATE OF SHARON L. EBERT aka SHARON LEEAANN EBERT Deceased. The administration of the estate of SHARON L. EBERT aka SHARON LEEAANN EBERT, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave, DeLand, FL 32724. 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 11, 2025. Personal Representative: /s/ Joyce Furst Joyce Furst 2111 N. Kostner Avenue Chicago, IL 60639 Attorney for Personal Representative: /s/ Ruby C. Montes Ruby C. Montes, Esq. Attorney for Joyce Furst Florida Bar Number 350 E. Robertson Street Brandon, Florida 33511 Telephone: (813) 252-8667 E-Mail: ruby@heiresslaw.com Secondary E-Mail: cindy@heiresslaw.com December 11, 18, 2025 25-006221	

O12919/422729/30150277 December 11, 18, 2025	25-006241
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FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2024-10589-CIDL
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUSSELL CHARLES ASH, et al., Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Motion to Cancel and Reschedule Foreclosure Sale entered on December 2, 2025, and the Final Summary Judgment entered on September 3, 2025, in Case No 2024-10589-CIDL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and RUSSELL CHARLES ASH, ROBYN F. ASH, and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Office of Laura E. Roth, Volusia County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.volusia.realforeclose.com on the 27th day of January 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:
THE NORTH 1/2 OF LOT 5, BLOCK "E", PLANTATION ESTATES, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Also known as 19 NARANJA RD, DEBARY, FL 32713
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Section 45.031, Florida Statutes.
Dated this 8th day of December 2025.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
December 11, 18, 2025 25-006251

**Request for Proposals
Architectural/Engineering
Services**

The Palatka Housing Authority formally requests competitive proposals from licensed, qualified, responsible firms interested in providing a full service approach in the execution of PHA plans for miscellaneous projects as defined in the Public Housing Comprehensive Grant Program Handbook 7485.3 of the U. S. Department of Housing and Urban Development (HUD). Respondents will be evaluated based on the A/E's ability to perform the work, past performance, state certification, program familiarity, and availability. Selection will be in accordance with Competitive Proposal Procedures in HUD Handbook, 24 CFR 85.36 (d) (3) (v), Procurement for Public Housing Agencies.
Each Proposer should submit an original and two (2) copies of its Proposal to Palatka Housing Authority, attention: Willie Mae Thomas, Procurement Officer, 400 N. 15th Street, Palatka, FL 32177. Proposals will be accepted until

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 30373 COCI
PLANTATION BAY COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. MATTHEW STUBITS, Defendant.
NOTICE IS HEREBY given pursuant to a Final Summary Judgment of Foreclosure dated October 22, 2025 and entered in Case No. 2024 30373 COCI, in the County Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein PLANTATION BAY COMMUNITY ASSOCIATION, INC., is the Plaintiff and MATTHEW STUBITS is the Defendant, I will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 a.m. on the 26th day of January 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 3, PLANTATION BAY SECTION 2E-V, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 55, PAGES 6 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Parcel Identification Number: 312308000030.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.
Dated this 24th day of October, 2025.
McCabe & Ronsman
/s/ Michael J. McCabe
Michael J. McCabe, Esq.
Florida Bar No.: 0021108
Edward Ronsman, Esq.
Florida Bar No.: 60060
110 Solana Rd., Suite 102
Ponte Vedra Beach, FL 32082
Phone: (904) 396-0090
Fax: (904) 396-0088
Email: service@flclegal.com
Attorneys for Plaintiff
December 11, 18, 2025 25-006281

Proposals will be accepted until **12:00 p.m. Eastern Standard Time (EST), Monday January 12, 2025.**

Proposals must be clearly marked –"Architectural and Engineering Services" and sent to: Willie Mae Thomas, Procurement Officer, Palatka Housing Authority 400 N. 15th St., Palatka, FL 32177.

A copy of the proposal packet will be on available **Thursday, December 11, 2025** for pickup at the PHA office and on the PHA website: www.palatkah.org

The PHA reserves the right to reject any and all proposals and to waive any informality thereto and to select the proposal that is in the best interest of the PHA. The PHA is an EOE Employer and DF Workplace. The PHA has a goal and policies encouraging participation of small, minority, and women-owned businesses in the provision of goods and services.
7764-328668
Dec. 11, 18, 2025

SECOND 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, 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

SECOND 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 TEARDOR 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:
sprakerandprinzedward@gmail.com
December 4, 11, 2025 25-006021

The Observer is now offering Tributes to honor your loved ones.

Visit Observerlocalnews.com/tributes to submit your tribute

SUBSEQUENT INSERTIONS

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 12407 CIDL
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. EMMA LOVEITE, 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, DEVI-SEES, GRANTEES, OR OTHER CLAIM-

SECOND 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

ANTS - 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

SECOND 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

SAVE TIME
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How do our readers compare with the local population?

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FLAGLER COUNTY LEGAL NOTICES

CITY OF FLAGLER BEACH
NOTICE OF PUBLIC
HEARING

Notice is hereby given that a public hearing will be held before the City Commission of the City of Flagler Beach on January 8, 2026 beginning at 5:30 PM or as soon thereafter as possible in the Commission Chambers at City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of the hearing is for the City Commission to act upon the adoption of Ordinance No. 2025-22 entitled:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 514.06 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF FLAGLER BEACH, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

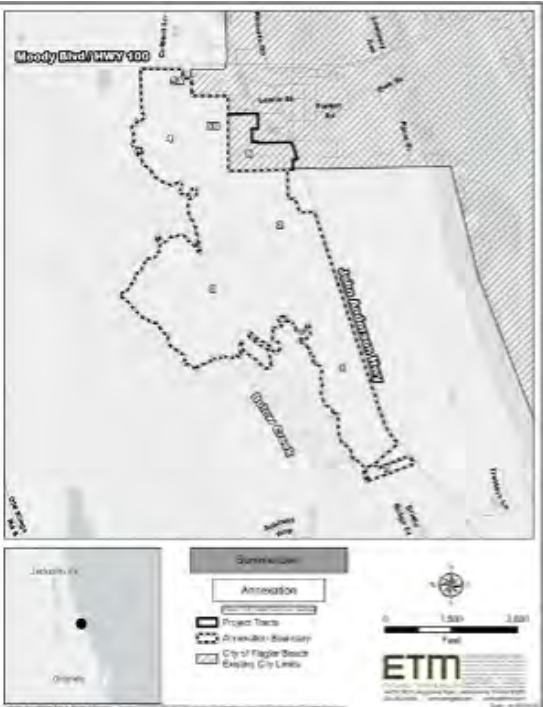
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of the proposed Ordinance and legal description of the property by metes and bounds are available and may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. The subject property comprising of approximately 514.06 acres is located south of State Road 100/Moody Blvd, west of John Anderson Hwy and east and north of Bulow Creek, as depicted in the map below.

This notice is pursuant to the provisions of Chapter 166 and 171, Florida Statutes, and the Charter and Ordinances of the City of Flagler Beach, Florida as amended and supplemented. Subject annexation meets the statutory criteria for annexation as established in Chapter 171, Florida Statutes.

Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 Ext. 233 at least 48 hours prior to the meeting.

LOCATION MAP



December 11, 18, 25, 2025

7763-328838

CITY OF FLAGLER BEACH
NOTICE OF FUTURE LAND
USE MAP AMENDMENT CITY
COMMISSION PUBLIC
HEARING

The City Commission proposes to adopt Ordinance No. 2025-25 Entitled:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 544.97 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

An application has been submitted to amend the Future Land Use Map (FLUM) designation for 544.97 acres of real property from Flagler County Agriculture, Conservation, and Mixed Use: High Intensity to City of Flagler Beach Low Density Residential and Commercial. All lands are located as depicted in the Location Map provided below.

The City Commission will hold a public hearing for the second reading of the proposed FLUM amendment on January 8, 2026 at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers of City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

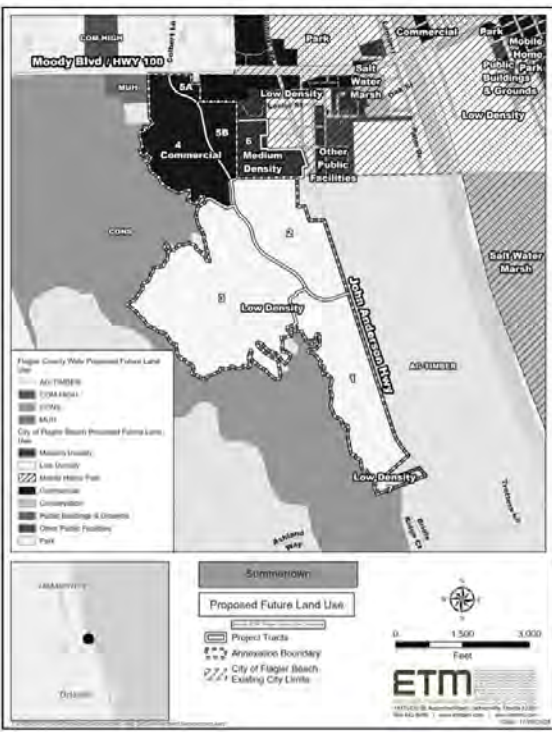
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of the proposed Ordinance may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. For further information about this request, please call the Planning and Building Department at (386) 517-2000 Ext. 231. The application file with more detailed information about the proposed FLUM amendment may be inspected by the public during office hours at the Planning and Building Department, 800 S. Daytona Ave., Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 Ext. 233 at least 48 hours prior to the meeting.

LOCATION MAP



December 11, 18, 25, 2025

7763-328834

CITY OF FLAGLER BEACH
NOTICE OF PROPOSED
ZONING MAP AMENDMENT
CITY COMMISSION PUBLIC
HEARING

The City Commission proposes to adopt Ordinance No. 2025-26 Entitled:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 545.54 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

An application has been submitted to amend the Zoning Map designation for 545.54 acres of real property from Planned Unit Development (PUD), Reserved (R), and Single Family Residential (R1) Zoning Districts to the Master Planned Development (MPD) Zoning District. All lands are located as depicted in the Location Map provided below.

The City Commission will hold a public hearing for the second reading of the proposed Zoning Map amendment on January 8, 2026 at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers of City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

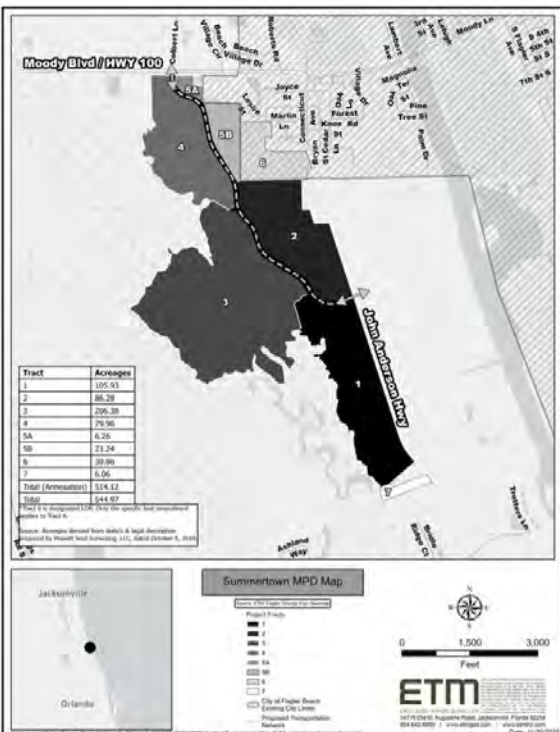
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of the proposed Ordinance may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. For further information about this request, please call the Planning and Building Department at (386) 517-2000 Ext. 231. The application file with more detailed information about the proposed Zoning Map amendment may be inspected by the public during office hours at the Planning and Building Department, 800 S. Daytona Ave., Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 Ext. 233 at least 48 hours prior to the meeting.

LOCATION MAP



December 11, 18, 25, 2025

7763-328831

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. 2025 CA 000076
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
CONSTANT C. VAN HOEVEN, AS
SUCCESSOR TRUSTEE OF THE
LIVING TRUST AGREEMENT
OF CORNELIS C. FRANK AND
CATHARINA F. FRANK, DATED
FEBRUARY 22, 1993, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure dated
November 06, 2025, and entered in
2025 CA 000076 of the Circuit Court
of the SEVENTH Judicial Circuit in
and for Flagler County, Florida, wherein
PHH MORTGAGE CORPORATION is the
Plaintiff and CONSTANT C. VAN
HOEVEN, AS SUCCESSOR TRUSTEE
OF THE LIVING TRUST AGREEMENT
OF CORNELIS C. FRANK AND
CATHARINA F. FRANK, DATED
FEBRUARY 22, 1993; CONSTANT
C. VAN HOEVEN; BERNARDUS
F. FRANK; JAN H. VAN HOEVEN;
CAROLINA A. SCHILLEMANS-
FRANK; CHRISTIANUS C. FRANK;
TINA M. ORTIZ; PILAR A. ORTIZ are
the Defendant(s). TOM W. BEXLEY is
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 January 09, 2026, the
following described property as set forth
in said Final Judgment, to wit:
LOT 4, BLOCK 67, PALM COAST
MAP OF EASTHAMPTON, SEC-

TION 34, A SUBDIVISION, AC-
CORDING TO THE PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 11, AT PAGE 36, OF THE
PUBLIC RECORDS OF FLAGLER
COUNTY, FLORIDA.
Property Address: 10 ELLIOT
PLACE, PALM COAST, FL 32164
Any person claiming an interest in the sur-
plus from the sale, if any, other than the
property owner as of the date of the lis pen-
dens 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 ac-
cess 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 8 day of December, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-266323
December 11, 18, 2025

25-00305G

the City of Palm Coast, Flagler County.
FL 32164, intends to register the said
name with the Division of Corporations
of the Department of State, Tallahassee,
Florida.

Dated 12/7/2025.
Nelliana Calvert
7763-328907
Dec. 11, 2025

PUBLIC NOTICE

\$4,040.05 USD was seized via search
warrant by the Flagler County Sheriff's
Office.

A portion of the funds originated from
a victim located in Flagler County which
were taken fraudulently and under false
pretenses between August 12, 2025, and
August 14, 2025.
7763-328543
Dec. 11, 18, 2025

Request for Proposals
Architectural/Engineering
Services

The Palatka Housing Authority
formally requests competitive proposals
from licensed, qualified, responsible
firms interested in providing a full service
approach in the execution of PHA plans
for miscellaneous projects as defined
in the Public Housing Comprehensive
Grant Program Handbook 7485.3 of the
U. S. Department of Housing and Urban
Development (HUD). Respondents will
be evaluated based on the A/E's ability
to perform the work, past performance,
state certification, program familiarity,
and availability. Selection will be in
accordance with Competitive Proposal
Procedures in HUD Handbook, 24 CFR
85.36 (d) (3) (v), Procurement for Public
Housing Agencies.

Each Proposer should submit an
original and two (2) copies of its Proposal
to Palatka Housing Authority, attention:
Willie Mae Thomas, Procurement
Officer, 400 N. 15th Street, Palatka, FL
32177. Proposals will be accepted until
Proposals will be accepted until **12:00
p.m. Eastern Standard Time (EST),
Monday January 12, 2025.**

Proposals must be clearly marked
–“Architectural and Engineering
Services” and sent to: Willie Mae
Thomas, Procurement Officer, Palatka
Housing Authority 400 N. 15th St.,
Palatka, FL 32177.

A copy of the proposal packet will be
on available **Thursday, December 11,
2025** for pickup at the PHA office and
on the PHA website: www.palatkahousing.org

The PHA reserves the right to reject
any and all proposals and to waive any
informality thereto and to select the
proposal that is in the best interest of
the PHA. The PHA is an EOE Employer
and DF Workplace. The PHA has a goal
and policies encouraging participation
of small, minority, and women-owned
businesses in the provision of goods and
services.
7763-328667
Dec. 11, 18, 2025

NOTICE OF RULE
DEVELOPMENT BY
THE GRAND HAVEN
COMMUNITY DEVELOPMENT
DISTRICT
FOR ADOPTING AMENDMENTS
TO STORMWATER RULES

The Board of Supervisors of the
Grand Haven Community Development
District ("District") provides notice that
it intends to develop rule amendments
which amend District's Rules regarding
Surface Water Management

Systems, Drainage Easements and
Encroachments on District Property.

The proposed rule will amend certain
requirements regarding drainage
easements and will codify the District's
fishing policies within the stormwater
rule, moving them from the District's
Rules, Policies and Fees for All
Amenity Facilities Specific legal
authority for the rule includes Sections
190.011(5), 190.012(3), 120.54, and
120.81, Florida Statutes (2023).

Any person who wishes to provide
the District with a proposal for a lower
cost regulatory alternative as provided
by Section 120.54(1), Florida Statutes
(2025), or any person who wishes to
request a public hearing on the proposed
rule amendments, must do so in writing
within twenty-one (21) days after
publication of this notice.

A copy of the proposed rule may be
obtained by contacting the District
Manager at 250 International Parkway,
Suite 208, Lake Mary, FL 32746,
(321) 263-0132 ext. 193, or by email at
dmcinnes@vestapropertyservices.com.

District Manager
Grand Haven Community Development
District

December 11, 2025 7763-328903
Dec. 11, 2025

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FIRST INSERTION

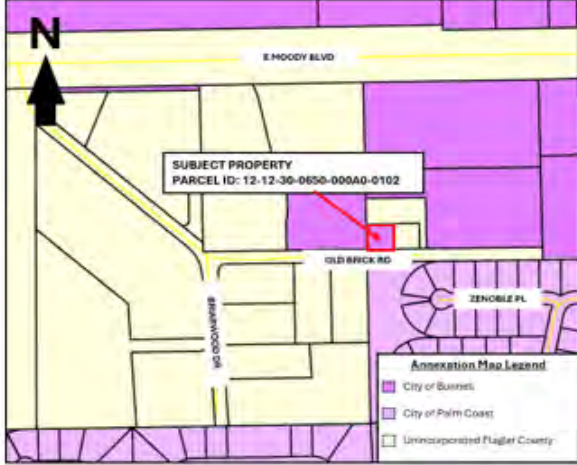
NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

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 22nd day of December 2025, for
the purpose of Second and Final Reading of Ordinance 2025-16, before the City Commis-
sion, in the Chambers Meeting Room of the Bunnell Administration Complex located at
2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2025-16
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA, ANNEXING
BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 0.23±
ACRES LOCATED AT 325 OLD BRICK ROAD, BEARING PARCEL ID: 12-12-
30-0650-000A0-0102 WHICH IS CONTIGUOUS TO MUNICIPAL BOUNDAR-
IES OF THE CITY OF BUNNELL IN ACCORDANCE WITH THE VOLUNTARY
ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES,
AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF
THE CITY OF BUNNELL TO INCLUDE SAID REAL PROPERTY; PROVIDING
FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONDITIONS; DIRECT-
ING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK
OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF
FLAGLER COUNTY AND WITH THE FLORIDA DEPARTMENT OF STATE;
PROVIDING FOR LEGAL DESCRIPTION AND A MAP; REPEALING ALL OR-
DINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY;
PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINIS-
TRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be le-
gally permitted on the day of the meeting. Instructions on how to participate by elec-
tronic or other means, if legally permitted, would be found on the City of Bunnell's web-
site 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 proposed 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 for this Ordinance can be obtained at the Bunnell Adminis-
tration 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)



Dec. 11/18

25-00445F

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FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

CASE NO.: 2023 CA 000724

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE NOMURA HOME EQUITY LOAN, INC. ASSET- BACKED CERTIFICATES, SERIES 2005-FM1, Plaintiff, VS.

GEORGE N. B. BROWN AS TRUSTEE OF THE REVOCABLE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, SERVICE EXPERTS, LLC; UNKNOWN TENANT #1 N/K/A DWAYNE MURRAY; UNKNOWN TENANT #2 N/K/A NATASHA DORRELL F/K/A NATASHA MURRAY; GEORGE N.B. BROWN; ANDREA WILLIAMS F/K/A ANDREA MURRAY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at https://flagler.realforeclose.com/ on January 13, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 174 AND 175, OF BLOCK 1, OF PALM COAST, MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 66, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 5th day of December, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman
E=zullman@aldridgepite.com
Reason: I am the author of this document
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ServiceMail@aldridgepite.com
1092-12572B
December 11, 18, 2025 25-00304G

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 22nd day of December 2025, for the purpose of Second and Final Reading of Ordinance 2025-17 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2025-17

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE SCHEDULE OF CAPITAL IMPROVEMENTS IN THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3177, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY 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)

Dec. 11 25-00446F



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FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

Case No.: 2025 DR 001167
Division: 47

Thi Kim Hoang Ho, Petitioner, and
Loc H. Vo, Respondent,
TO: Loc H Vo

17 Pine Cedar Dr, Palm Coast, Fla, 32164

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Thi Kim Hoang Ho, whose address is 17 Pine Cedar Dr, Palm Coast, Fla, 32164 on or before 1/13/26 and file the original with the clerk of this Court at 1769 E. Moody Blvd Bldg 1, Bunnell, FL 32110 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

17 Pine Cedar Dr Palm Coast Fla 32164 Lot 7 Block 23 Pine Grove - Sec 26 Palm Coast According To The Plat Thereof As Recorded in Map Block 9 Page 20.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 12/2/25

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk

This form was prepared for the Petitioner. This form was completed with the assistance of:

George Tony Butler
249 REDBUD Rd
Palm Coast, Fla 32137
503 619 7691
Dec. 11, 18, 25, 2025; Jan. 1, 2026 25-00303G

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

Case No.: 2025 DR 001167
Division: 47

Thi Kim Hoang Ho, Petitioner, and
Loc H. Vo, Respondent,
TO: Loc H Vo

17 Pine Cedar Dr, Palm Coast, Fla, 32164

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The action is asking the court to decide how the following real or personal property should be divided:

17 Pine Cedar Dr Palm Coast Fla 32164 Lot 7 Block 23 Pine Grove - Sec 26 Palm Coast According To The Plat Thereof As Recorded in Map Block 9 Page 20.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 12/2/25

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk

This form was prepared for the Petitioner. This form was completed with the assistance of:

George Tony Butler
249 REDBUD Rd
Palm Coast, Fla 32137
503 619 7691
Dec. 11, 18, 25, 2025; Jan. 1, 2026 25-00303G

SUBSEQUENT INSERTIONS

SECOND 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 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

SECOND 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.

Personal Representative:
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

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SECOND 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 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:
/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

SECOND 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 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

SECOND 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.

SECOND INSERTION

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

CIVIL DIVISION

CASE NO. 182025CA000367XXXX01

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.

STEFANIE ROLAND; CYNTHIA DERWACHTER; 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, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RE-

SECOND 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

SECOND INSERTION

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.

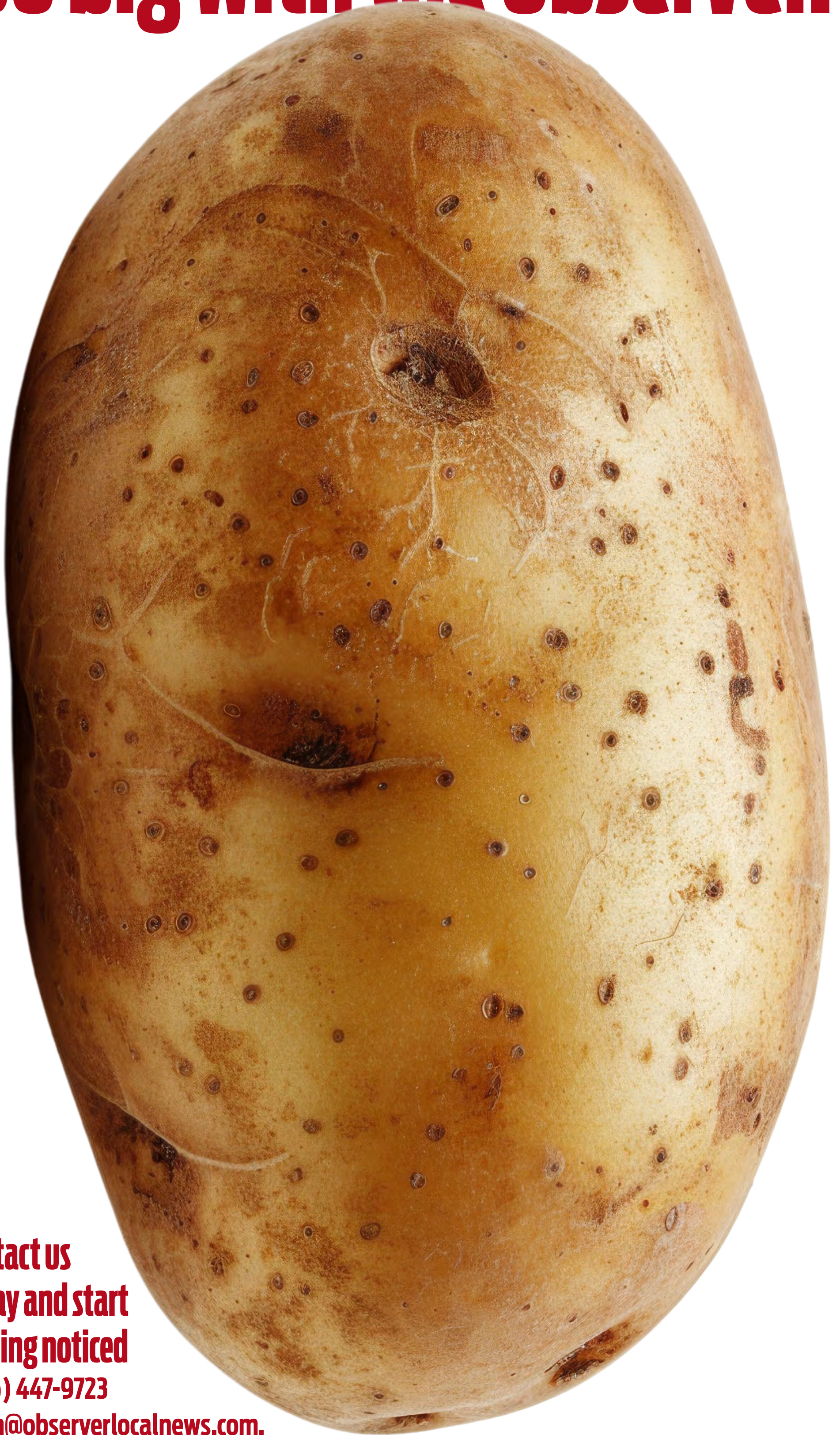
DATED on 11/13/2025.

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

SECOND INSERTION

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

Is your marketing small potatoes? Go big with the Observer.



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today and start
getting noticed
(386) 447-9723
brian@observerlocalnews.com.**



Brett Snider. Photo by Brian McMillan

BEST ADVICE I EVER GOT

‘It’s your fault.’

Before Brett Snider got into the air conditioning business, he was a pastor.

One person he visited often while leading Trinity Lutheran Church, in Holly Hill, was a homebound woman. They got to know each other, and he confided that he was struggling to lose weight. She gave some simple advice: “Just eat one less cookie.”

That resonated with Snider, and he eventually saw that it was the same message he had learned from a social media influencer and author, Gary Vaynerchuk: “It’s your fault.”

“It’s my fault,” Snider said during a recent interview with the Observer, at the Arctic Breeze office, in Palm Coast. “It’s my fault when I eat too much food, and that causes weight gain. It’s also my fault when I reel it back in and put the cookie down. And so, when you have that mentality, you know that there are controllables in this life. And so the things I can control are my fault. They’re my responsibility.”

Snider has lived in Palm Coast for 20 years and loves it because it’s the “perfect middle spot” between larger cities.

He still is connected to Volusia County, as he is a part-time associate pastor at Holy Cross Lutheran Church, in South Daytona; and his children attend Riverbend Academy, in Ormond Beach.

Mark Eidman Jr. has owned Arctic Breeze since 2002, with his daughter, Erin, who is Snider’s wife. Today, it has grown to 30 employees and 16 trucks, serving Flagler and Eastern Volusia counties. Arctic Breeze, which does 90% of its business in residential installation and service, recently became a Carrier dealer, to go along with American Standard.

Snider is involved with many aspects of the business at Arctic Breeze: accounting, marketing, human resources. In all of those areas, he has learned to say to himself: “It’s your fault” — whether the outcome is good or bad.

He also preaches it to his children: Bad outcomes often feel like a crossroad. If we can use that moment as an opportunity, we can find peace about future outcomes.

“Find that crossroad,” Snider said. “And then when you look back and say, ‘Yeah, that was my fault; I caused that to happen,’ take some credit for it.”

Visit arcticbreezeair.com or call 386-270-0375.

—BRIAN MCMILLAN

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YOUR TOWN

European Performing Arts group presents ‘A Christmas Carol’

European Performing Arts Conservatory will present its semi annual ballet production, “A Christmas Carol,” on Saturday, Dec. 20, at the Seabreeze High School Theatre.

During the two shows — to be held at 2 p.m. and 5:30 p.m. — EPAC will transform Charles Dickens’ holiday classic into a ballet experience, according to a press release.

The production features over 80 cast members, including dancers as young as 4 years old to professionals.

“We love creating performances that allow dancers of all ages to shine,” said artistic director and choreographer Kaley Marshall in the press release. “‘A Christmas Carol’ is such a meaningful story to tell through movement. Watching our students grow, learn, and bring this classic to life has



FCSO employees and community members have donate \$40,000 to the 2025 Shop with a Cop. The above photos is a \$26,000 check donated to the charity funding Shop with a Cop from FCSO employees. Courtesy photo

been incredibly inspiring.”

In addition to Marshall, the production is choreographed and directed by Alex Reiter, Karyn Ruddy and Patricia Santamarina.

“Being part of EPAC for so long has been a true joy,” said Karyn Ruddy, who has been a part of EPAC for more than 15 years. “Watching our dancers grow year after year — both as artists and as individuals — is one of the most rewarding parts of this work.”

“Seeing our dancers connect with such a powerful story reminds us why we do what we do,” Santamarina added. “The community will

be moved by the magic that we have all created.”

EPAC, which has been around for 48 years, also announced it plans to expand. The press release states that the conservatory will be enlarging its current space at 128 N. Nova Road in Ormond Beach by taking on the unit next door. This will allow for more classes and more students. Enrollment begins in January.

Tickets for “A Christmas Carol” cost \$31.95. Visit <https://www.epaconservatory.com>.

FCSO employees, community give over \$40K for Shop with a Cop

The Flagler County Sheriff’s Office will be able to take 145 children to its annual Shop with a Cop event thanks to the \$40,000 donated by FCSO employees and other community members.

The 145 children who have been selected to participate — the most in the event’s history — will each receive a \$275 gift card to spend during the shopping trip, a FCSO press release said. This is also the most the FCSO has been able to provide to participating kids.

Shop with a Cop is an annual event that helps disadvantaged children facing

economic hardships, are in foster care or are victims of domestic violence to experience a happy holiday, the press release said. The children are nominated by FCSO and Flagler Schools staff.

FCSO employees alone donated \$26,020 to the Flagler Sheriff’s Children’s Charities for Shop with a Cop. The remaining funds were donated by local community organizations, businesses and individuals, the press release said.

“Shop with a Cop is an amazing event that we look forward to every year. This will be our biggest event yet, and we set new and exciting marks every year because of the generous support we receive from our team and our incredible community,” Sheriff Rick Staly said. “To everyone who donated this year, big or small, I cannot thank you enough for supporting our mission to help children in need during the holidays.”

The 2025 Shop with a Cop will be held on Dec. 12. Deputies and police officers from across Flagler County and state law enforcement agencies will pick up children from their homes and bring them to the FCSO Operations Center for games and holiday activities. The kids will then ride in a motorcade to Walmart Supercenter in Palm Coast.

CITY OF FLAGLER BEACH NOTICE OF PROPOSED ZONING MAP AMENDMENT CITY COMMISSION PUBLIC HEARING

The City Commission proposes to adopt Ordinance No. 2025-26 Entitled: **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 545.54 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

An application has been submitted to amend the Zoning Map designation for 545.54 acres of real property from Planned Unit Development (PUD), Reserved (R), and Single Family Residential (R1) Zoning Districts to the Master Planned Development (MPD) Zoning District. All lands are located as depicted in the Location Map provided below.

The City Commission will hold a public hearing for the second reading of the proposed Zoning Map amendment on January 8, 2026 at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers at City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of the proposed Ordinance may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. For further information about this request, please call the Planning and Building Department at (386) 517-2000 Ext. 231. The application file with more detailed information about the proposed Zoning Map amendment may be inspected by the public during office hours at the Planning and Building Department, 800 S. Daytona Ave., Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 Ext. 233 at least 48 hours prior to the meeting.

CITY OF FLAGLER BEACH NOTICE OF FUTURE LAND USE MAP AMENDMENT CITY COMMISSION PUBLIC HEARING

The City Commission proposes to adopt Ordinance No. 2025-25 Entitled: **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 544.97 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

An application has been submitted to amend the Future Land Use Map (FLUM) designation for 544.97 acres of real property from Flagler County Agriculture, Conservation, and Mixed Use; High Intensity to City of Flagler Beach Low Density Residential and Commercial. All lands are located as depicted in the Location Map provided below.

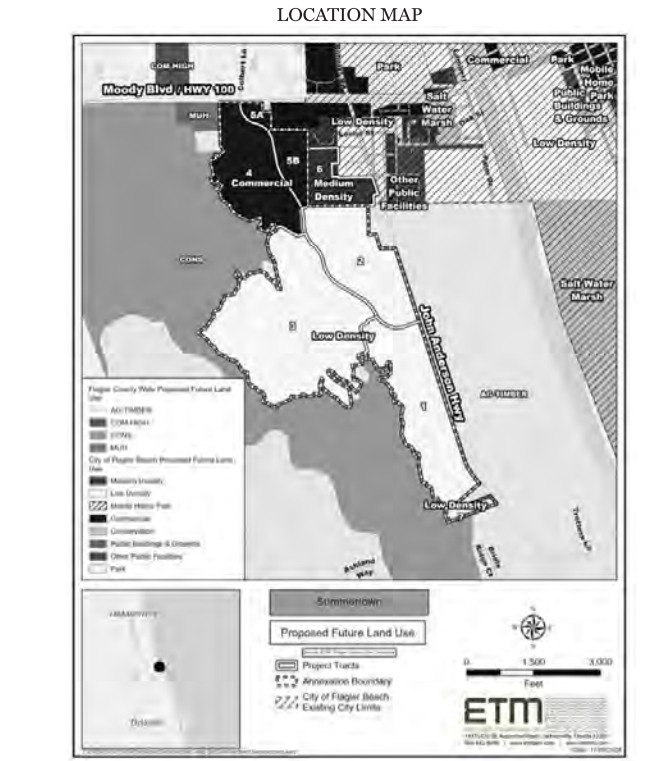
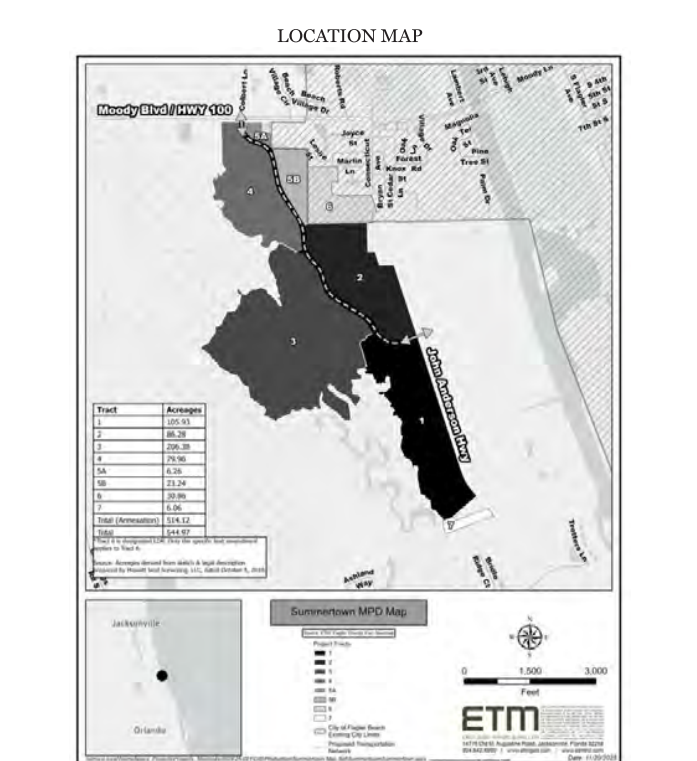
The City Commission will hold a public hearing for the second reading of the proposed FLUM amendment on January 8, 2026 at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers at City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of the proposed Ordinance may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. For further information about this request, please call the Planning and Building Department at (386) 517-2000 Ext. 231. The application file with more detailed information about the proposed FLUM amendment may be inspected by the public during office hours at the Planning and Building Department, 800 S. Daytona Ave., Flagler Beach, Florida.

If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 Ext. 233 at least 48 hours prior to the meeting.



CITY OF FLAGLER BEACH NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the City Commission of the City of Flagler Beach on January 8, 2026 beginning at 5:30 PM or as soon thereafter as possible in the Commission Chambers at City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of the hearing is for the City Commission to act upon the adoption of Ordinance No. 2025-22 entitled:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 514.06 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF FLAGLER BEACH, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of the proposed Ordinance and legal description of the property by metes and bounds are available and may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. The subject property comprising of approximately 514.06 acres is located south of State Road 100/Moody Blvd, west of John Anderson Hwy and east and north of Bulow Creek, as depicted in the map below.

This notice is pursuant to the provisions of Chapter 166 and 171, Florida Statutes, and the Charter and Ordinances of the City of Flagler Beach, Florida as amended and supplemented. Subject annexation meets the statutory criteria for annexation as established in Chapter 171, Florida Statutes.

Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 Ext. 233 at least 48 hours prior to the meeting.

