VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/09/26 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1995 PEAC mobile home bearing the vehicle identification number PSHGA16167A and PSHGA16167B, and all personal items located inside the mobile home. Last Tenant: Laura Allen and Marion D. Allen. Sale to be held at: Candlelight Manor, 1703 Magnolia Avenue, South Daytona, Florida 32119, 386-761-2044.

Dec. 18/25 25-00118V

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 11061 CICI
WELLS FARGO BANK, N.A.
Plaintiff, v.
SEAN MICHAEL RICHARDSON A/K/A SEAN RICHARDSON; MEGAN JENNIFER RICHARDSON A/K/A MEGAN RICHARDSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA, ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 03, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

LOT 5, BIG TREE VILLAGE - PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 35, PAGES 156 AND 157, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 1991 BIG OAK DR, SOUTH DAYTONA, FL 32119-1852

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on January 07, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 9 day of December, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000005449
December 18, 25, 2025 25-00633I

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 11737 CICI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM4
Plaintiff, v.
BRADLEY M. BARON; UNKNOWN SPOUSE OF BRADLEY M. BARON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; DAYTONA BEACH RESORT AND CONFERENCE CENTER CONDOMINIUM ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 20, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

UNIT 1020 OF DAYTONA BEACH RESORT AND CONFERENCE CENTER, A CONDOMINIUM RESORT, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4625, PAGE 342, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHAR IN THE COMMON ELEMENTS.
a/k/a 2700 N ATLANTIC AVE # 1020, DAYTONA BEACH, FL 32118-3005

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on January 07, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 8 day of December, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010854
December 18, 25, 2025 25-00634I

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 13455 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JONATHAN M. HERRING A/K/A JONATHAN HERRING AND JEFFREY P. HERRING, et. al.
Defendant(s),

TO: JEFFREY P. HERRING,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 12, 13, 14 15 AND 16, BLOCK 106, PLAT NO. (2) OF WEST HIGHLANDS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 220, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before JAN 9 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 10 day of Dec, 2025.

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

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-332033
December 18, 25, 2025 25-00636I

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 13512 CICI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
DAWN CUNNINGHAM A/K/A DAWN M. CUNNINGHAM, et. al.
Defendant(s),

TO: DAWN CUNNINGHAM A/K/A DAWN M. CUNNINGHAM, UNKNOWN SPOUSE OF DAWN CUNNINGHAM A/K/A DAWN M. CUNNINGHAM,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE SOUTHERLY 45 FEET OF LOT 23 AND THE NORTHERLY 20 FEET OF LOT 22, DONALD HEIGHTS SEC. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 120, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

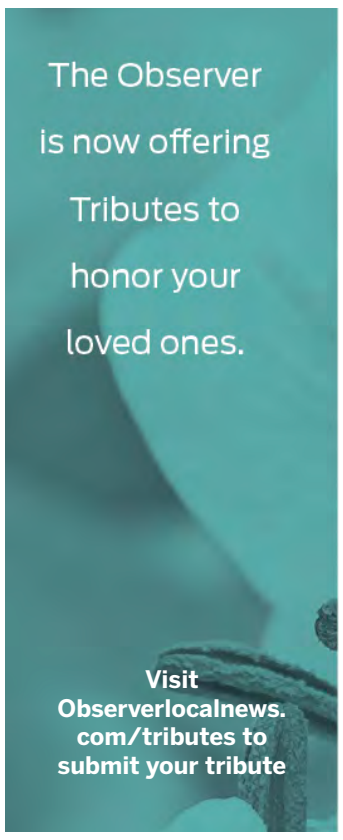
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before JAN 7 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 8th day of Dec, 2025.

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

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-330392
December 18, 25, 2025 25-00635I



FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2017 31068 CICI
U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-HE10, ASSET-BACKED CERTIFICATES, SERIES 2004-HE-10,
Plaintiff, vs.
ROBERT A. PAVANO A/K/A ROBERT PAVANO, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 10, 2025, and entered in Case No. 2017 31068 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to Lasalle Bank National Association, as trustee, on behalf of the holders of the Bear Stearns Asset Backed Securities I Trust 2004-HE10, Asset-Backed Certificates, Series 2004-HE-10, is the Plaintiff and Robert A. Pavano a/k/a Robert Pavano, Rosemarie Pavano a/k/a Rose Pavano, Capital One Bank (USA), National Association, United States of America, Department of Treasury, Volusia County, Florida Clerk of the Circuit Court, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the January 7, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

THE NORTHERLY 57.62 FEET OF THE SOUTHERLY 127.62 FEET OF THE WESTERLY 100 FEET OF LOT 18, BLOCK 1 FLEMING'S SUBDIVISION, HOLLY HILL, AS PER MAP IN DEED BOOK "C", PAGE 699, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
A/K/A 1007 DAYTONA AVENUE, HOLLY HILL, FL 32117

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

ATTENTION 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., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, Fl 32724, Tel: (386) 736-5907.

Dated this 09 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/17-009751
December 18, 25, 2025 25-00629I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2023 11898 CIDL
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3,
Plaintiff, vs.
GARY L. JOHNSON; MV REALTY PBC, LLC; UNKNOWN SPOUSE OF GARY L. JOHNSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 08 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 89, CANDLELIGHT OAKS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGE 145, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 808 OAKMONT COURT, DELAND, FL 32720

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:
Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.

Dated this 09 day of December 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-01160
December 18, 25, 2025 25-00631I

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2025 13634 CICI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ESTATE OF FRANCIS J. HORGAN JR.; et al.,
Defendants.

TO: ESTATE OF FRANCIS J. HORGAN JR; 735 STATE AVE, HOLLY HILL, FL 32117
UNKNOWN HEIRS OF FRANCIS J. HORGAN JR; 735 STATE AVE, HOLLY HILL, FL 32117

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

LOT 97, PINE CREST ADDITION TO HOLLY HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 56, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Also known as 735 STATE AVE, HOLLY HILL, FL 32117.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before JAN 20 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on DEC 3 2025

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

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 18, 25, 2025 25-00637I

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 13328 CIDL
MARKER 33 ASSOCIATION, INC.,
Plaintiff, vs.
LOUIS R. REIMER,
Defendant.

TO:
Louis R. Reimer
520 S. Peninsula Ave.
Unit 2C-8
New Smyrna Beach, FL 32169

YOU ARE NOTIFIED that an action to foreclose a lien against the following property in Volusia County, Florida:

Unit 2C8 of Marker 33, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2335, Page(s) 1624, of the Public Records of Volusia County, Florida, and any amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, CHAD SWEETING, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, JAN 7 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

DATED: Dec 8, 2025

Laura E. Roth
CLERK OF THE COURT
(SEAL) By: /s/ Shawnee S. Smith
Deputy Clerk

CHAD SWEETING, ESQUIRE
Plaintiff's Attorney
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
December 18, 25, 2025 25-00641I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025 10792 CIDL
Freedom Mortgage Corporation,
Plaintiff, vs.
Howard M. Johns, Jr. a/k/a Howard Marvin Johns, Jr., et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 10792 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Howard M. Johns, Jr. a/k/a Howard Marvin Johns, Jr.; Alyssa Leigh Johns f/k/a Alyssa Leigh Eaton; United States of America, acting through the Rural Housing Service are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 135 FEET OF THE SOUTH 300 FEET OF THE WEST 132 FEET OF THE EAST 660 FEET OF GOVERNMENT LOT 3 OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST, VOLUSIA COUNTY, FLORIDA.
TAX ID: 690101000140

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

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days;if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 10th day of December, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00415
December 18, 25, 2025 25-00630I

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.: 2024 12694 CICI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC5,
Plaintiff, vs.
ROSA MAE TILLER A/K/A ROSA M. TILLER; GEORGETOWNE HOMEOWNERS ASSOCIATION OF DAYTONA BEACH, INC; CAROL TILLER; UNKNOWN SPOUSE OF ROSA MAE TILLER A/K/A ROSA M. TILLER; UNKNOWN SPOUSE OF CAROL TILLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 07 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, GEORGETOWNE DUPLEXES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 172, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 154 WOODBRIDGE CIR S, DAYTONA BEACH, FL 32119

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:
Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096
Hearing or voice impaired, please call 711.

Dated this 01 day of December 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-03579
December 18, 25, 2025 25-00632I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 10407 CIDL
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST,
Plaintiff, vs.
MATTHEW A. CORBIN AND AMANDA M. CORBIN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2024, and entered in 2024 10407 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY 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:

PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT 5, BLOCK 16, MAP OF ORANGE CITY AND VICINITY, COPIED FROM E.R. TRAFFORD'S SURVEY MADE MARCH 1877, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 7, AS RECERTIFIED IN MAP BOOK 17, AT PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 451 E FRENCH AVENUE, ORANGE CITY, FL 32763

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

IMPORTANT

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

Dated this 11 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: flmail@raslg.com
23-133323 - EuE
December 18, 25, 2025 25-00639I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 32831 CICI
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
DONALD FORD II, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 2023 32831 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the Plaintiff and DONALD FORD II; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; DISCOVER BANK 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 09, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 38, HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGE 64, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

Property Address: 1318 CARMEN AVENUE, DAYTONA BEACH, FL 32117

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

IMPORTANT

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

Dated this 11 day of 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: flmail@raslg.com
23-158365 - ErS
December 18, 25, 2025 25-00640I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12936 PRDL
IN RE: ESTATE OF LORETHA ANNETTE CECELIA JACKSON,
aka LORETHA ANNETTE CECELIA DOUGLAS
Deceased.

The administration of the estate of LORETHA ANNETTE CECELIA JACKSON, also known as LORETHA ANNETTE CECELIA DOUGLAS, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2025.

TAMMIE LOGAN
Personal Representative
307 East Hubbard Avenue
Deland, FL 32724
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
December 18, 25, 2025 25-00642I

NOTICE OF ACTION

BEFORE THE DIVISION OF PARI-MUTUEL WAGERING

IN RE: Sections 550.0251(6), and 551.112, Florida Statutes.

STANKO BOGOVICH
622 McIntosh Road
Ormond Beach, Florida 32174
CASE NO.: 2024-064428
LICENSE NO.: N/A

The Florida Gaming Control Commission has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Ebonie Lanier, Administrative Assistant III, Office of the General Counsel, Florida Gaming Control Commission, 4070 Esplanade Way, Suite 250, Tallahassee, FL 32399, (850) 794-8072.

If no contact has been made by you concerning the above by Friday, January 16, 2026 , the matter of the Administrative Complaint will be presented to the Florida Gaming Control Commission at the next public meeting for final agency action.

In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on notice. Telephone: (850) 257- 6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.

7764-329771
Dec. 18, 25, 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.palatkaha.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

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 10941 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
WARREN A. THACKER; RIVINGTON HOMEOWNERS' ASSOCIATION INC.; ROSA M. THACKER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 08 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 29, RIVINGTON PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 143, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 728 COSTA LN, DEBARY, FL 32713

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 11 day of December 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00714
December 18, 25, 2025 25-00643I

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
Florida Department of Environmental Protection
Division of Air Resource Management, Permit Review Section
Draft Air Permit No. 1270223-004-AC
NSB Recycling, LLC, Edgewater Facility
Volusia County, Florida

Applicant: The applicant for this project is NSB Recycling, LLC. The applicant's authorized representative and mailing address is: Mr. Paul Ames, Owner, NSB Recycling, LLC, 2932 West Park Avenue, Edgewater, FL 32132.

Facility Location: The NSB Recycling, LLC Edgewater facility is in Volusia County at 2932 West Park Avenue in Edgewater, Florida.

Project: On November 5, 2025, NSB Recycling, LLC submitted an application for the after-the-fact permit authorizing the installation of the following equipment: concrete/aggregate crusher, screener, and two diesel engines at the existing Edgewater Facility. Maximum emission increases resulting from the project are nitrogen oxides and carbon monoxide at 55 and 56 tons per year, respectively.

The existing facility is currently permitted under air operation Permit No. 1270223-003-AO for an Air Curtain Incinerator (ACI) Air Burners Model S-220 rated at 5 to 7 tons/hr. Also, the ACI is powered by an exempt 25 HP diesel engine.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Permit Review Section in the Department of Environmental Protection's Division of Air Resource Management. The Permitting Authority's physical address is: 2600 Blair Stone Road, Tallahassee, Florida. The Permitting Authority's mailing address is: 2600 Blair Stone Road, MS #5505, Tallahassee, Florida 32399-2400. The Permitting Authority's phone number is 850-717-9000.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site by entering the draft permit number: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all applicable provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

December 18, 2025 25-00638I

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 12701 CICI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ARIELE SIZEMORE; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF ARIELE SIZEMORE; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 07 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 13, GOLF VIEW SUBDIVISION SECTION 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 31, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 728 MARATHON WAY, SOUTH DAYTONA, FL 32119

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 11 day of December 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-03046
December 18, 25, 2025 25-00644I

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025 13279 PRDL
DIVISION: 10
IN RE: ESTATE OF ROBERT GEORGE BOGGS,
a/k/a ROBERT G. BOGGS,
Deceased.

The administration of the estate of ROBERT GEORGE BOGGS, deceased, whose date of death was August 24, 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 name 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 THREE (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 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 18, 2025.

Personal Representative:
STEPHEN F. ALBEE
1139 N. Laura Street
Jacksonville, Florida 32206
Attorney for Personal Representative:
/s/ Clayton T. Miller
Clayton T. Miller
Florida Bar No.: 047094
Email: clayton@ivanlawgroup.com
2d Email: emily@ivanlawgroup.com
Ivan & Daugustinis, PLLC
5150 Belfort Road, Bldg. 200
Jacksonville, Florida 32256
Telephone: 904-395-2395
Fax: 904-475-2121
December 18, 25, 2025 25-00647I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023 32252 CICI
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
JEFFREY BLOUGH A/K/A JEFFREY QUENTIN BLOUGH A/K/A JEFF QUENTIN BLOUGH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2024 in Civil Case No. 2023 32252 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Jeffrey Blough a/k/a Jeffrey Quentin Blough a/k/a Jeff Quentin Blough, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of January, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, ROWLADER'S FIFTH ADDITION, according to the plat thereof as recorded in Map Book 5, Page 14, of the Public Records of Volusia County, Florida.

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

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.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-05713FL
December 18, 25, 2025 25-00645I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-11567
RJSG FUND, LLC
Plaintiff, vs.
SHAHROKH SHALTOUKI,
Defendant

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on December 12, 2025 in the Circuit Court of Volusia County, Florida, Laura E. Roth, the Clerk of Court of Volusia County, Florida will sell the property situated in Volusia County, Florida, described as:

Parcel 1:
The Westerly 100 feet of the Northerly 1/2 of Lot 3, Block 11, Map of Kingston, according to the plat thereof, as recorded in Map Book 3, Page(s) 95, of the Public Records of Volusia County, Florida
Parcel 2:
Lot 13, J.E. Rawlings Re-Subdivision of Ridgewood Park, according to the plat thereof, as recorded in Map Book 6, Page(s) 179, of the Public Records of Volusia County, Florida.
Property address: 726 Rawlings Ct., Daytona Beach FL 32114

at public sale, to the highest bidder, for cash, on February 4, 2026 at 11:00am.

The judicial sale will be conducted electronically online at the following website: www.volusia.realforeclose.com

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 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 accommodation, please contact Court Administration at Court Administration, 125 E. Orange Ave., Suite 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.

Ivan Dimitrov Ivanov, Esq.
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff
813-563-6646
December 18, 25, 2025 25-00646I

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT, 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@flcalegal.com
Attorneys for Plaintiff
December 11, 18, 2025 25-00628I

OFFICIAL COURT HOUSE WEBSITES:
FLAGLER COUNTY
flaglerclerk.com
VOLUSIA COUNTY
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SECOND 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 dias 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
25-00615I

SECOND 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 25-00617I

SECOND 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 25-00621I

SECOND 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 25-00625I

SECOND 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. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED on December 1, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Jennifer Vazquez
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com,
1496-219528 / ME2
December 11, 18, 2025 25-00616I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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 25-00620I

SECOND 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, GRANTEES, 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, GRANTEES, 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 SUBDIVISION 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: flmail@raslg.com
19-384883 - NaP
December 11, 18, 2025 25-00627I

SECOND 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 25-00623I

A NEW & AFFORDABLE OPTION
PUBLIC NOTICES
The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.
For rates and information, call 386-447-9723

SECOND 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 25-00618I

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 20218 COCI
OCEANS ATRIUM CONDOMINIUM ASSOCIATION, INC. , A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
CATHERINE A. TIGHE; RITA M. ALVAREZ; UNKNOWN SPOUSE OF CATHERINE A. TIGHE; and UNKNOWN TENANT #1
DEFENDANTS.

TO:
Catherine A. Tighe
51-38 69th Place
Woodside, NY 11377
Unknown Spouse of Catherine A. Tighe
51-38 69th Place
Woodside, NY 11377

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Unit No. 503 of OCEANS ATRIUM, a Condominium, in accordance with and subject to easements of record and provisions of the "Declaration of Condominium and Submission to provisions of Restatement of and Fourth Amendment to Declaration of Covenants and Restrictions Oceans West Planned Unit Development of Oceans Atrium, a condominium" and exhibits attached thereto, recorded in Official Records Book 3069 at Page 550 to 610, inclusive, of the Public Records of Volusia County, Florida. Together with all of its appurtenances according to the Declaration.

a/k/a: 3023 S. Atlantic Avenue, #503, Daytona Beach, FL 32118

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on:

CAROLYN C. MEADOWS, ESQ. (JR)
Plaintiff's attorney, whose address is:
BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com

on or before 30 days from the first date of publication and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court DEC 3 2025.

LAURA E. ROTH,
as Clerk of said Court
(SEAL) By:/s/ Shawnee S. Smith
As Deputy Clerk

O12919/422729/30150277
December 11, 18, 2025 25-00624I

SECOND INSERTION

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@heidiwebb.com
December 11, 18, 2025 25-00619I

SECOND 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 LEEANN EBERT
Deceased.

The administration of the estate of SHARON L. EBERT aka SHARON LEEANN 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.

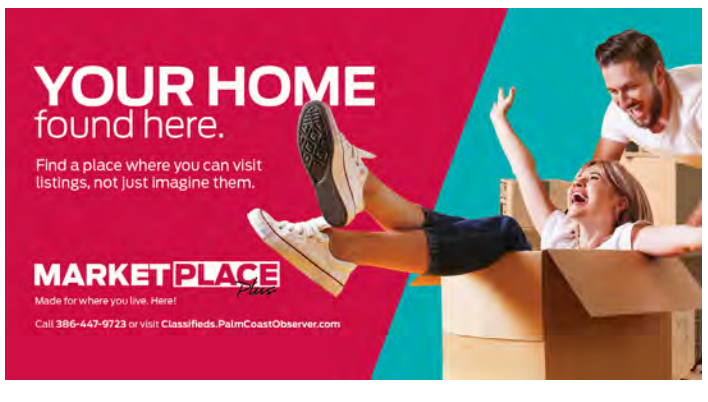
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, 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 25-00622I



FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000230
Division Probate
IN RE: ESTATE OF
ALLAN EDWARD MEYER,
Deceased.

The administration of the estate of ALLAN EDWARD MEYER, deceased, whose date of death was March 16, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building #1, Bunnell, FL 32110. The names and addresses of the personal representative 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 18, 2025.

JAMES MEYER
Personal Representative
4316 Butternut Ave.
Bunnell, FL 32210
Matthew T. Harrod, Esq.
Attorney for Personal Representative
Florida Bar No. 41134
Harrod Law, PLLC
145 Hilden Rd., Suite 105
Ponte Vedra, FL 32081
Telephone: (904) 373-6665
Email: mharrod@mattharrod.com
December 18, 25, 2025 25-00309G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 689
Division 48
IN RE: ESTATE OF
LAWRENCE JOHN RUGGIERI
Deceased.

The administration of the estate of Lawrence John Ruggieri, deceased, whose date of death was September 2, 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 18, 2025.

Personal Representative:
Daphne A. Ruggieri
33 Wedgewood Lane
Palm Coast, Florida 32164
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
December 18, 25, 2025 25-00314G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
File Number: 2025 CP 000483
Division: 48
IN RE: ESTATE OF
FRANK ORLANDO,
Deceased.

The administration of the Estate of FRANK ORLANDO, deceased, whose date of death was May 24, 2025, 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:

1. 3 months after the date of the first publication of this notice, or

2. 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.

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

Barred Claims:

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

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

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

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

Signed on this 13th day of December, 2025.

TODD M. ORLANDO,
Personal Representative
1641 Pottsburg Point Drive,
Jacksonville, Florida, 32207
/s/ Martha C. Mann, Esq.
Martha C. Mann, Esquire
Florida Bar #155950
6894 Haviland Mill Road
Clarksville, MD Phone: 443-430-5357
Email:
marthacmann@gmail.com
Attorney for Personal Representative
December 18, 25, 2025 25-00311G

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1982 NOVA HS 48' Mobile Home ID Number EF3088A, and the contents therein, if any abandoned by previous owners, James Kuykendall III and Carlyn Kuykendall.

On January 6, 2026, at 9:00 a.m. at Treasure by the Sea Mobile Home Community at 2982 N. Ocean Shore Blvd., Lot 4, Flagler Beach, Florida 32136.

Dated: December 11, 2025
SHUMAKER, LOOP & KENDRICK, LLP
By: /s/ Erin C. Mason
Erin C. Mason, Esq.
Florida Bar No. 1058844
240 S. Pineapple Ave., Box 49948
Sarasota, Florida 34230
ljackson@shumaker.com
jbrittain@shumaker.com
eholland@shumaker.com
Telephone: (941) 366-6660
Facsimile: (941) 366-3999
Attorneys for Treasure by the Sea MHC, LLC
December 18, 25, 2025 25-00310G

FIRST INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2025 CA 000043
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
VITA KRAMARENKO, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 12, 2025, and entered in Case No. 2025 CA 000043 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Vita Kramarenko, BCM Sun Enterprises LLC, A Florida Limited Liability Company, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the January 9, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 19, ROYAL PALMS SECTION 33, PALM COAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 67 THROUGH 77, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

A/K/A 48 REGENCY DR UNIT A & B PALM COAST FL 32164

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.

ATTENTION: 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, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.

Dated this 10 day of December, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/24-034418
December 18, 25, 2025 25-00306G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7th JUDICAL CIRCUIT, IN AND FOR
FLAGLER, FLORIDA.
CASE No. 2025 CA 000505
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1,
Plaintiff vs.
LINDA E. WOHLSCHLEGEL AKA LINDA ELAINE WOHLSCHLEGEL AKA LINDA ELAINE BRUYN, et al.,
Defendants

TO:
LINDA E. WOHLSCHLEGEL
10 EAST ST APT 111, CRANSTON, RI 02920
91 VERANDA WAY, PALM COAST, FL 32137
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

UNIT 72, OF ARBOR TRACE AT PALM COAST II, A CONDOMINIUM, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, AND AN EASEMENT OF USE FOR INGRESS / EGRESS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AND AMENDMENTS THERETO, RECORDED IN OFFICIAL RECORDS BOOK 1118 PAGE 63, AND ANY AMENDMENTS THERETO, ALL ACCORDING TO THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 30 DAYS AFTER THE 1ST PUBLICATION, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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
101 N. Alabama Ave., Ste. D-305
DeLand, FL 32724
(386) 257-6096

Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 12/5/2025.

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

Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(23-002749-02)
December 18, 25, 2025 25-00307G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL
CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA
CASE NO.: 2025 CA 000576
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1,
Plaintiff, vs.
JACKSON REVES; OZLEM DENIZ; UNKNOWN SPOUSE OF JACKSON REEVES; UNKNOWN SPOUSE OF OZLEM DENIZ; CITY OF PALM COAST, FLORIDA; GOODLEAP, LLC;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: JACKSON REVES
(Current Residence Unknown)
(Last Known Address(es))
811 SW 26TH CT, UNIT B
FORT LAUDERDALE, FL 33315
818 NORTH HALIFAX AVENUE, APT. 2
DAYTONA BEACH, FL 32118
3017 3RD STREET SOUTH
JACKSONVILLE BEACH, FL 32250
116 RED MILL DRIVE
PALM COAST, FL 32164
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
(Last Known Address)
116 RED MILL DRIVE
PALM COAST, FL 32164

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

LOT 26, BLOCK 35, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 33, ACCORDING TO PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGES 67 THROUGH 77, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

A/K/A: 116 RED MILL DRIVE, PALM COAST, FL 32164.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in The Palm Coast/Ormond Beach Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386)257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato 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

WITNESS my hand and the seal of this Court this day of 12/15/2025.

TOM BEXLEY
As Clerk of the Court and/or Comptroller
(SEAL) AMY PEREZ, DEPUTY CLERK

Brian L. Rosaler, Esquire
POPKIN & ROSALER, P.A.
1701 West Hillsboro Boulevard, Suite 400
Deerfield Beach, FL 33442
24-51406
December 18, 25, 2025 25-00312G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL
CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA
CASE NO.: 2025 CA 000178
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MAUREEN DAVIS; UNKNOWN SPOUSE OF MAUREEN DAVIS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated nunc pro tunc to December 2, 2025, entered in Civil Case No.: 2025 CA 000178 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and MAUREEN DAVIS; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A SEAN DAVIS, are Defendants.

TOM BEXLEY, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.flagler.realforeclose.com, at 11:00 AM, on the 6th day of February, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 15, BLOCK 12, OF PALM COAST, MAP OF PINE GROVE, SECTION 25, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 6, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386)257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated: December 10, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51827
December 18, 25, 2025 25-00308G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2019 CA 000699
WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-PR2 TRUST,
Plaintiff, vs.
GABRIELA ALEJANDRA FRANCIS; ROBERT STUART COULTER; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARINA FRANCIS, DECEASED; GRACE FRANCIS; CHARLES FRANCIS; ELIZABETH A. FRANCIS; GRACE C. FRANCIS, TRUSTEE OF THE MARINA G. FRANCIS REVOCABLE TRUST; GRACE C. FRANCIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARINA FRANCIS, DECEASED; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HECTOR GALARCE, DECEASED; HECTOR HUGO GALARCE, JR.; MATANZAS SHORES OWNER'S ASSOCIATION, INC.; LAKESIDE BY THE SEA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HECTOR GALARCE, DECEASED
(LAST KNOWN ADDRESS)
2 SAN LUIS LN
PALM COAST, FLORIDA 32137

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

LOT 114, SUBDIVISION PLAT OF LAKESIDE AT MATANZAS SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 63, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

a/k/a 2 SAN LUIS LN, PALM COAST, FLORIDA 32137

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before Thirty days after first publication, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No.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 200 East Moody Boulevard, Rm.125, Bunnell, Fl 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this day of 12/9/2025.

TOM W. BEXLEY
As Clerk of the Court
(SEAL) By Margarita Ruiz
As Deputy Clerk

Submitted by:
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.: 17-00290 SPS
December 18, 25, 2025 25-00313G

Check out our new store!

Were you featured in a story in one of our newspapers? Get a print for your wall!
Did you submit a tribute for your loved one? Get a memorial keepsake.

Visit our store today!
Newskeepsake.com/pages/observer

Notice of Self Storage Sale

Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on January 13, 2026 at 2:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storagetreasures.com

72 Erik Watts
96 Reginald Scott
165 Laura Esther Olivieri
266 Scott Bonnell

7763-328652
Dec. 18, 25, 2025

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Painters, located at 7000 Yukon Drive, in the City of Palm Coast, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 12/15/2025.
William McDonald
7763-329769
Dec. 18, 2025

NOTICE OF PUBLIC HEARING TO CONSIDER RULES BY GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING OF BOARD OF SUPERVISORS OF GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Grand Haven Community Development District ("District") hereby gives notice of a public hearing on proposed amendments to the District's Rules regarding **Surface Water Management Systems, Drainage Easements and Encroachments on District Property.**

The purpose and effect of the amendment is to provide for efficient and effective District facility operations, to amend certain requirements regarding drainage easements and to codify the District's fishing policies within the rule, moving them from the District's **Rules, Policies and Fees for All Amenity Facilities**. Specific legal authority for the proposed amendment includes Sections 190.011(5), 190.012(3), 120.54, and 120.81, Florida Statutes (2025).

A copy of the proposed amendments 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 Office"). A public hearing will be conducted by the Board of Supervisors of the Grand Haven Community Development District ("District") on **January 15, 2026, at 9:00 a.m.** at the Grand Haven Room, Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137. Notice is further provided, pursuant to Florida Statutes 189.015(1), that, at the same time and location, the Board of Supervisors will hold a regular meeting of the Board of Supervisors.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, which can aid you in contacting the District Office.

District Manager
Grand Haven Community Development District

7763-329773
Dec. 18, 2025

PUBLIC NOTICE

2014 GMC Sierra with VIN: 1GTV2UEC5EZ288014 and $175.00 USD was seized for forfeiture by the Flagler County Sheriff's Office on November 18 , 2025.

The items were seized at or near Seminole Woods Blvd and Integra Woods Blvd, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2025 CA 000778 in the 7th Circuit Court.

7763-329848
Dec. 18, 25, 2025

NOTICE OF REZONING

Pursuant to Section 2.07.00, Flagler County Land Development Code, and Chapter 125, Florida Statutes, the Flagler County Board of County Commissioners hereby provides notice of consideration of Project No. 2025080074 submitted by Applicant Richard Smith, on behalf of property owner, MPC Lots LLC, and possible adoption of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 119 ACRES, MORE OR LESS, LYING IN SECTIONS 28 AND 29, TOWNSHIP 12, RANGE 31 EAST; BEING ALL OF PARCEL NUMBER 28-12-31-0000-01010-0000 AND 29-12-31-0000-01010-0000, FROM AC (AGRICULTURE) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; ADOPTING A PUD DEVELOPMENT AGREEMENT AND PUD SITE DEVELOPMENT PLAN; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the above-captioned matter will be held as follows:

PLANNING AND DEVELOPMENT BOARD – January 8, 2026 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

The Planning and Development Board recommendation will be presented to the Board of County Commissioners for final decision; the Board of County Commissioners hearing will be held as follows:

BOARD OF COUNTY COMMISSIONERS – January 12, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

All interested persons are urged to attend these public hearings and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Bldg, 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH 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 PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-329898
Dec. 18, 2025

NOTICE OF FUTURE LAND USE MAP AMENDMENT

Pursuant to Section 163.3184, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt the following Ordinance titles similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP BY AMENDING THE DESIGNATION OF A TOTAL OF 119 ACRES, MORE OR LESS, LYING IN SECTIONS 28 AND 29, TOWNSHIP 12, RANGE 31 EAST; FROM AGRICULTURE & TIMBERLANDS AND COMMERCIAL LOW INTENSITY TO MIXED USE – HIGH INTENSITY – MEDIUM/HIGH DENSITY; PROVIDING FOR FINDINGS; PROVIDING FOR A PARCEL LIMITING POLICY; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance includes adoption of a parcel-specific limiting policy to the Future Land Use Element similar to:

FLUM Application Project #2025080073 limits residential development to an average of no more than seven (7) residential dwelling units per acre. Being all of tax parcels 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000, approximating a total of 119.06 acres.

Project No. 2025080073 / Applicant: Richard Smith / Owner: MPC Lots LLC

Public hearing on the above-captioned matter will be held as follows:

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD - Recommendation to Board of County Commissioners on transmittal – January 8, 2026 at 6:00 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS – Transmittal Hearing – January 12, 2026 at 5:30 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

Information relating to this matter is available for inspection at the Planning and Zoning Department located at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida during the hours of 8:00 a.m. – 4:30 p.m. Monday through Friday.

All interested parties may attend any and all of the public hearings or may express their opinion in writing to:

Simone Kenny, Senior Planner
1769 E. Moody Boulevard, Bldg 2
Bunnell, FL 32110
(386) 313-4009
Email: planningdept@flaglercounty.gov

PURSUANT TO SECTION 286.0105 OF FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL 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.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE MEETINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

* * *

7763-329899
Dec. 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.palatkaha.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

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

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SUBSEQUENT INSERTIONS

SECOND 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 as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on 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, SECTION 34, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, 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 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.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-266323
December 11, 18, 2025 25-00305G

SECOND 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

SECOND 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 Commission, 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 BOUNDARIES 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; DIRECTING 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 ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS 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 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 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. 11/18 25-00445F

SECOND 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 Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 18, 2025 in Civil Case No. 2023 CA 000724, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE NOMURA HOME EQUITY LOAN, INC. ASSET- BACKED CERTIFICATES, SERIES 2005-FM1 is the Plaintiff, and 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 are 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
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Date: 2025.12.05 13:44:00-05'00'
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1092-12572B
December 11, 18, 2025 25-00304G

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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

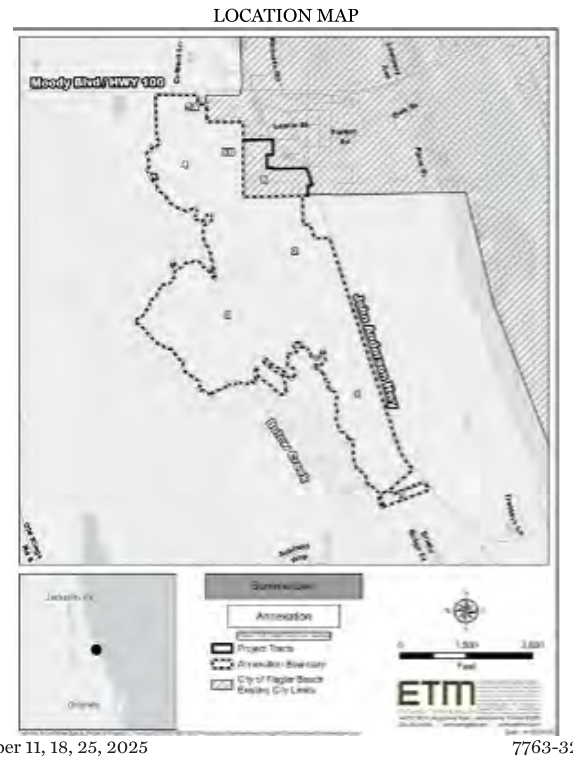
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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.

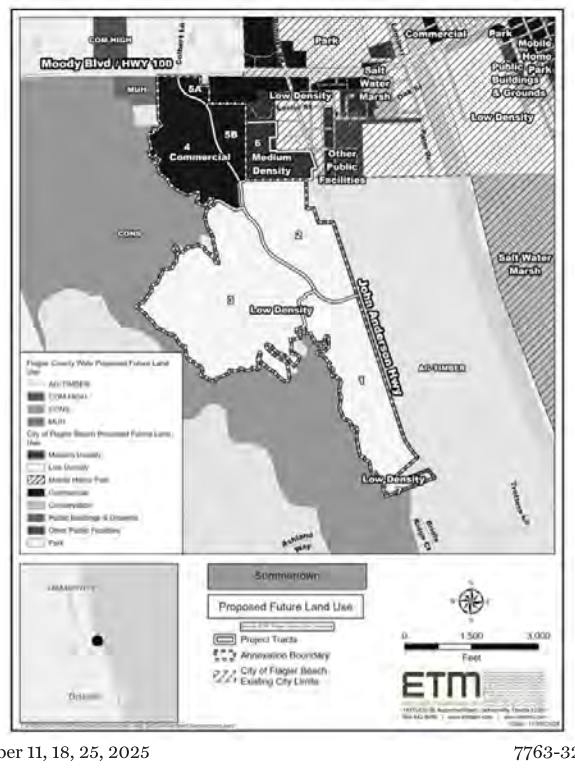
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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.

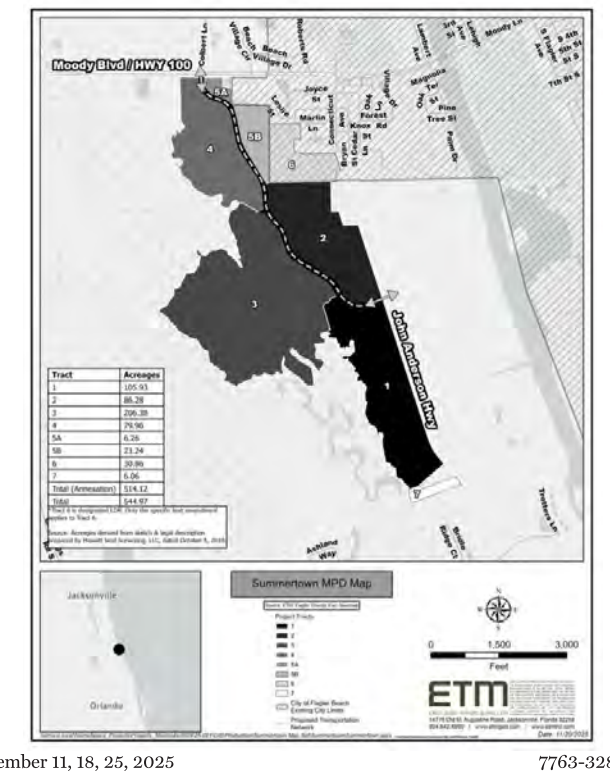
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

SIDE LINES

BRENT WORONOFF
ASSOCIATE EDITOR

FBCA girls basketball team improves to 9-0

First Baptist Christian Academy's girls basketball team closed out a 3-0 week and remained undefeated with a 67-35 victory over Father Lopez on Friday, Dec. 12. Micaela Kohl led the Crusaders with 23 points and 12 rebounds. Jay Rose added 20 points, seven rebounds, seven assists and eight steals, and Raegan Baker had 10 points and five rebounds.

All six FBCA players who scored in the game are seventh and eighth graders. Chloe Wilen led Father Lopez (1-6) with 13 points.

The Crusaders started a new week with a 70-15 rout of First Coast Christian on Monday, Dec. 15. Three players scored in double figures for FBCA: Rose (24 points), Kohl (18 points) and Tristyn Aitken (14 points).

The Crusaders followed with a 56-26 win over Deltona Trinity Christian Academy on Dec. 16 to improve to 9-0.

They host Atlantic on Thursday, Dec. 18 and Old Plank Christian on Dec. 19.

FPC wrestlers win district duals for third year in a row

Joslyn Johnson was the only girl wrestling for Flagler Palm Coast at the District 2-3A duals tournament on Thursday, Dec. 11, at Buchholz High School in Gainesville. Wrestling in the final match of the day, the senior demonstrated why she was in the lineup.

The Bulldogs were down by two points against Buchholz in the championship entering the last match at 113 pounds. Johnson pinned Cassidy Kephart in 3:44 to give FPC a 33-29 victory and its third straight district duals championship.

"Joslyn Johnson is someone I trust," FPC wrestling coach David Bossardet said. "When there's a match to be won, there's nobody I'd rather have out there, girls or boys."

FPC received a bye in the quarterfinals and defeated Lake Mary 54-19 in the semifinals to advance to the championship against the host Bobcats. The Bulldogs will now wait to see where they are headed for regionals. The winner of the District 1-3A tournament on Jan. 10, 2026, at Creekside High School, will host regionals on Jan. 15.

FPC junior Braden Dailey, who normally wrestles at 113, bumped up to 120 for district duals and pinned both of his opponents.

"He's been battling health issues," Bossardet said. "He battled through a tough week, and he did a phenomenal job. The week he went through, he could have easily not wrestled at all, and he got two pins."

Bossardet said he was also pleased with sophomore Lenny Fries who pinned both of his opponents at 138 pounds. In the final, he pinned Buchholz's Jacob Vo in 19 seconds.

> *"Joslyn Johnson is someone I trust. When there's a match to be won, there's nobody I'd rather have out there, girls or boys."*
>
> DAVID BOSSARDET, FPC coach

FPC's other winners against Buchholz were Jacob Hald at 106, Robert Twilley at 132, Jojo Foalima at 175 and Doyvonne Leadon at 190.

But overall, Bossardet said, the Bulldogs will have to wrestle better at regionals to be able to advance to the state duals tournament on Jan 23-24.

"I look at how we're competing," he said as he was driving back from Gainesville. "I don't think any of our guys were satisfied with how they competed today. We won district duals, but if we wrestle like we did today, that's all we do is win district duals. We'll have to go back to work tomorrow and make some adjustments."

Flagler Palm Coast won the District 2-3A duals tournament on Dec. 11 to advance to next month's regional competition. **Courtesy photo**

Matanzas swimmers set school records

Matanzas High boys swimmers set several school records this season.

Keaton Lasicki, who qualified for the Class 2A state championships in the 100-yard breaststroke and as a member of the 200-yard freestyle relay team, set the school 100 breaststroke record with a time of 1:00.88.

The 200 freestyle relay of Fletcher Lasicki, Oliver Morris, Keaton Lasicki and Leo Peters set a new school record at state with a time of 1:32.13.

At regionals, the 400 freestyle relay team of Fletcher Lasicki, Morris, Peters and Keaton Lasicki set a school mark of 3:29.62. Peters also set a school record at regionals in the 100 butterfly at 55.51 seconds.

At districts, Peters set a school record in the 50 freestyle with a time of 22.85 seconds.

Pirates soccer hitting its groove

The Matanzas boys soccer team won four games in a row to improve to 8-3-1 entering its game at St. Augustine on Dec. 17. Pirates coach Beto Aguilar said the team has overcome its usual slow start.

"The boys are competing well right now," he said after the Pirates' 4-1 win over St. Joseph on Dec. 12. "Right now, we're not rushing things. We're playing much better the past couple of week since the New Smynra loss (4-1 on Dec. 3). Once we get to midseason, we start finding our groove."

Matanzas followed the St. Joseph win with a 3-0 victory over Jacksonville Wolfson. The winning streak began on Dec. 5 with a 3-1 win over Jacksonville Bolles

FPC's boys soccer team won five of six games from Dec. 3 to Dec. 15 to improve to 9-4.

Still no losses for FPC girls soccer

FPC's girls soccer team remained undefeated with a 1-1 tie at Spruce Creek on Dec. 15 and a 2-2 tie against Fernandina Beach on Tuesday, Dec. 16. The Bulldogs enter their final game before winter break at Sanford Seminole on Dec. 18 with a 9-0-4 record.

Seabreeze's girls soccer team fell to 6-3-1 with a 5-0 loss to Nease on Dec. 15. The Sandcrabs travel to New Smyrna Beach on Dec. 18 for a 7:15 p.m. game.

Matanzas girls soccer (3-5) hosts St. Augustine at 7:30 p.m. on Dec. 18.

20-20 For FPC's Lexi Brown

Flagler Palm Coast's girls basketball team lost its first game of the season, 61-46 to DeLand on Monday, Dec. 15, despite a monster game by Lexi Brown. The junior scored 22 points, pulled down 21 rebounds and added four steals and a blocked shot.

Bulldog Classic Dec. 22-23

The FPC boys and girls basketball teams will host the Bulldog Classic on Dec. 22-23. Bartow, Winter Haven and Orlando Evans are among the girls teams that are in the field. Evans and Deltona are among the boys teams.

FPC boys coach Greg Shirley will face Evans, his former team, at 7:30 p.m. Dec. 22.

Shirley is a member of Evans' Hall of Fame. The Bulldogs will have their work cut out against Evans, which is ranked No. 1 in the state in Class 6A.

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.

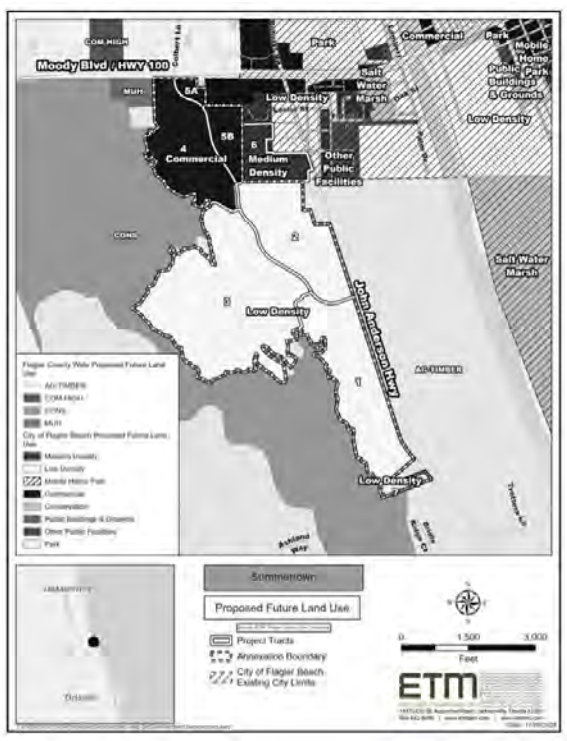
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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 7763-328897

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

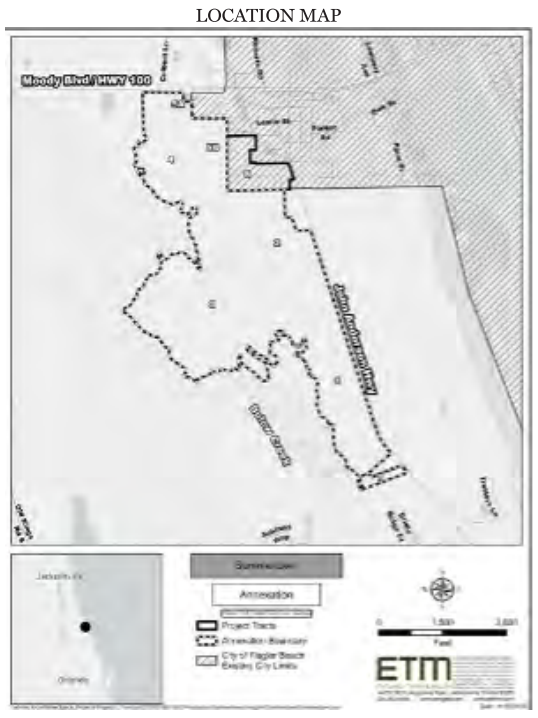
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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 7763-328898

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.

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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.

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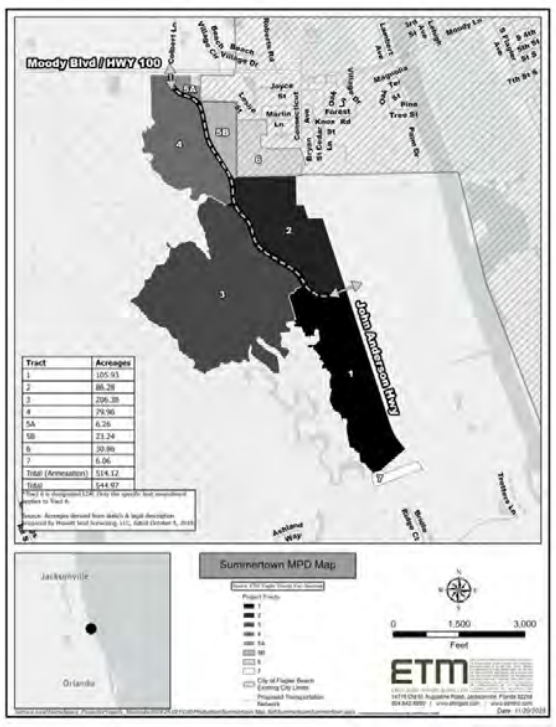
LOCATION MAP



Tract	Acreages
1	105.93
2	86.28
3	206.38
4	79.96
5A	6.26
5B	23.24
6	30.86
7	6.06
Total (Annexation)	514.12
Total	544.97

December 11, 18, 25, 2025 7763-328896