

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF JUDICIAL SALE PURSUANT TO SECTION 45.031(1), FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No.: 2025 12793 CICI
BLUEDOG CAPITAL PARTNERS, LLC, a Rhode Island limited liability company, Plaintiff, vs. RAISE AMERICANS, LLC, a Florida limited liability company; CHRISTOPHER MUSICK, individually; REAP LLC; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1 and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2, Defendants.

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY given that pursuant to the Summary Final Judgment of Foreclosure entered on December 10, 2025, in Case No. 2025 12793 CICI of the Circuit Court of the 7TH Judicial Circuit for Volusia County, Florida, in which BLUEDOG CAPITAL PARTNERS, LLC is Plaintiff, and RAISE AMERICANS, LLC, a Florida limited liability company and CHRISTOPHER MUSICK, individually are the Defendants. LAURA E. ROTH, Clerk of Court, will sell at public sale the following described real property:

Lot 51, Block 5, WOODMERE SOUTH-UNIT 2 , according to the Plat thereof, recorded in Plat Book 31, Page 101, of the Public Records of Volusia County, Florida.

THE SALE will be held at 11:00 A.M. (Eastern Time) on January 28, 2026, to the highest and best bidder for cash, via the internet at www.volusia.realforeclose.com in accordance with Section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

DATED on December 16, 2025.

MESTDAGH, WALL & HAMILTON, PA
280 W. Canton Ave., Suite 110
Winter Park, Florida 32789
(407) 702-6702 telephone
(407) 702-6677 facsimile
chris@m-wlawfirm.com
notices@m-wlawfirm.com
Attorneys for the Plaintiff
/s/ Christopher Hamilton
Christopher Hamilton, Esq. (FBN 15329)
Dec. 25, 2025; Jan. 1, 2026 25-006481

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA
PROBATE DIVISION
File Number: 2025 13774 PRDL
Division: 10
IN RE: THE ESTATE OF
CRYSSELLA ANDREA MITCHELL
Deceased.

The administration of the estate of Crysella Andrea Mitchell, deceased, whose date of death was November 12, 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 25, 2025.

Personal Representative:
Daniel J. Gillen
1824 Arden Way
Jacksonville Beach, FL 32250
Attorney for Personal Representative:
Robert W. Bird
Attorney at Law
Florida Bar No.: 0949590
283 Cranes Roost Blvd., Suite 111
Altamonte Springs, FL 32701
Phone (407) 403-6647
Email: rbird@rblrdlaw.com
Dec. 25, 2025; Jan. 1, 2026 25-006501

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Back Porch Botanicals located at 602 Deltona Blvd, Ste 1 in the City of Deltona, Volusia, FL 32725 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of December, 2025
Rebecca Adkins DVM & Associates, LLC
December 25, 2025 25-006531

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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 13403 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAVID A. DRAKE; et al Defendants.

TO: DAVID A. DRAKE; 165 LEWIS STREE EDGEWATER, FL 32141
UNKNOWNWN SPOUSE OF DAVID A. DRAKE; 165 LEWIS STREE EDGEWATER, FL 32141

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

LOT 219, SOUTH WATERFRONT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 195, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Also known as 165 LEWIS STREET, EDGEWATER, FL 32141

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 26 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 12, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) 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
Dec. 25, 2025; Jan. 1, 2026 25-006491

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 13437 PRDL
DIVISION: 10
IN RE: ESTATE OF
JOSEPH EARL PETERS JR., Deceased.

The administration of the estate of JOSEPH EARL PETERS JR., deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 25, 2025.

Signed by: /s/Kathleen Peters-Keith Kathleen Peters-Keith, Pers. Representative
1418 Gadsden Street
Columbia, SC 29201

/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
Dec. 25, 2025; Jan. 1, 2026 25-006511

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Just What The Doctors Ordered located at 143 Charles Street in the City of Edgewater, Volusia, FL 32141-7307 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of December, 2025
Blue Mule Llc
David J Hansen
December 25, 2025 25-006611

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No.: 2023 10605 CIDL
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1, Plaintiff, vs. RAQUEL L. DAVIS A/K/A RAQUEL DAVIS; UNKNOWN SPOUSE OF RAQUEL L. DAVIS A/K/A RAQUEL 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 May 28, 2024, and an Order Returning Case to Active Status and Rescheduling Foreclosure Sale dated December 11, 2025, entered in Civil Case No.: 2023 10605 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1, Plaintiff, and RAQUEL L. DAVIS A/K/A RAQUEL DAVIS; UNKNOWN TENANT(S) IN POSSESSION #1, are Defendants.

LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 27th day of January, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 9, BLOCK 625, DELTONA LAKES UNIT TWENTY-TWO, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 11 THROUGH 15, INCLUSIVE, OF PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a

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NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13751 PRDL
Division 10
IN RE: ESTATE OF
THOMAS LYNN BAILEY, SR. Deceased.

The administration of the estate of THOMAS LYNN BAILEY, SR., deceased, whose date of death was February 26, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 25, 2025.

Signed on this 14th day of November, 2025.

/s/Judy Webb Bailey
JUDY WEBB BAILEY
Personal Representative
108 Melissa Ct
Piedmont, South Carolina 29673
/s/ Robert Kit Korey
Robert Kit Korey
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email: dwargo@koreylawpa.com
Dec. 25, 2025; Jan. 1, 2026 25-006551

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Email your Legal Notice legal@observerlocalnews.com

FIRST INSERTION

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 Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato aclarar 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 18, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
22-49801
Dec. 25, 2025; Jan. 1, 2026 25-006541

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 13520 PRDL
DIVISION: 10
IN RE: ESTATE OF
GERALDINE P. WUEST, Deceased.

The administration of the estate of GERALDINE P. WUEST, deceased, whose date of death was August 28, 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 25, 2025.

Signed by: /s/ Eric J. Wuest Eric J. Wuest, Personal Representative
1144 Power Avenue
Holly Hill, FL 32117

/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
Dec. 25, 2025; Jan. 1, 2026 25-006561

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No: 2025 11182 CIDL
AVAIL 3 LLC, a DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. PAIGE R. PENTZ; ROBBY L. PENTZ; THE SUGAR MILL ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY , Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure dated December 17, 2025 entered in Civil Case No. 2025 11182 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein AVAIL 3 LLC, a Delaware limited liability company, is the Plaintiff, and, : PAIGE R. PENTZ; ROBBY L. PENTZ; THE SUGAR MILL ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH

FIRST INSERTION

NOTICE OF RESCHEDULED FORECLOSURE SALE WITH DIRECTIONS NOT TO CANCEL SALE UPON FILING OF SUBSEQUENT SUGGESTION OF BANKRUTCY

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No.: 2024 13918 CICI
DB PREMIER ASSET PARTNERS, LLC, Plaintiff, vs. RE EQUITY INVESTMENT GROUP LLC, and JJ EQUITY LLC, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Order Granting Plaintiff's Motion to Reinstate Case to Active Status and Request to Reschedule Foreclosure Sale with Directions to Clerk not to Cancel Sale Upon Filing of Subsequent Suggestion of Bankruptcy entered on December 16, 2025, in the above-captioned action, the following property situated in Volusia County,

Lot 1 and the Southerly 15 feet of Lot 2, George F. Smith's Subdivision of Lots 12, 13 and part of Lot 14, Block 2, George E. Coleman's Addition to Daytona, according to the map or plat thereof as recorded in Plat Book 2, Page 148, of the Public Records of VOLUSIA County, Florida. Less and except any portion within road right of way.

Having a property address of ET AL- 503 N. Ridgewood Ave., Daytona Beach, FL 32127 and

The North 35 feet of Lot 2 and the South 15 feet of Lot 3, MAP OF PROP-

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 12498 CIDL
THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. WILLIE MARION WARE, SR. A/K/A WILLIE M. WARE A/K/A WILLIE WARE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2025, and entered in 2024 12498 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and WILLIE MARION WARE, SR. A/K/A WILLIE M. WARE A/K/A WILLIE WARE; UNKNOWN TENANT(S) IN POSSESSION N/K/A WILLIE MARION WARE, JR. 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 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 21, EXCEPTING

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No: 2025 11182 CIDL
AVAIL 3 LLC, a DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. PAIGE R. PENTZ; ROBBY L. PENTZ; THE SUGAR MILL ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY , Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure dated December 17, 2025 entered in Civil Case No. 2025 11182 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein AVAIL 3 LLC, a Delaware limited liability company, is the Plaintiff, and, : PAIGE R. PENTZ; ROBBY L. PENTZ; THE SUGAR MILL ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH

FIRST INSERTION

ERTY BELONGING TO GEO. F. SMITH, according to the plat thereof as recorded in Map Book 2, Page 148, of the Public Records of VOLUSIA County, Florida, less any portion taken for State Road right of way (Hwy 1 aka Ridgewood Avenue).

Having a property address of 507-509 N. Ridgewood Ave., Daytona Beach, FL 32127

Shall be sold to the highest and best bidder for cash by the Clerk of Court, Laura E. Roth, on January 28, 2026 at 11:00 a.m. EST at www.volusia.realforeclose.com in accordance with Section 45.031, Florida Statutes

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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.

HENNEN LAW, PLLC
By: /s/ Michael W. Hennen
Attorneys for the Plaintiff
Michael W. Hennen, Esq.
Florida Bar No. 0011565
Hennen Law, PLLC
425 West Colonial Drive, Suite 204
Orlando, FL 32804
(Michael@HennenLaw.com)
Dec. 25, 2025; Jan. 1, 2026 25-006571

FIRST INSERTION

THEREFROM PART IN ROAD RIGHT-OF-WAY, BEARDSLEY'S MAP OF DELEON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 37, REPRINTED IN MAP BOOK 12, PAGE 46, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Property Address: 5076 FAIRPORT AVENUE, DE LEON SPRINGS, FL 32130

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 19 day of December, 2025.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
24-230883 - NaP
Dec. 25, 2025; Jan. 1, 2026 25-006581

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OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, are the Defendants, the Clerk of the Court, Laura E. Roth, will sell to the highest and best bidder for cash, by electronic sale at www.volusia.realforeclose.com, at 11:00 A.M. on FEBRUARY 3, 2026, the following described property as set forth in the Final Judgment:

Lot 7, SUGAR MILL COUNTRY CLUB AND ESTATES UNIT III, according to the map or plat thereof, recorded in Map Book 33, Pages 113 through 115, Public Records of Volusia County, Florida.

With a street address of 1074 Club House Blvd., New Smyrna Beach, Florida 31268

IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR LATER THE DATE THAT 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 THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated: December 19, 2025
RITTER, ZARETSKY, LIEBER & JAIME, LLP
/s/ Vivian A. Jaime, Esq.
Vivian A. Jaime, Esq.
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Tel: (305) 372-0933
Email: Vivian@rzllaw.com
FBN 714771
Dec. 25, 2025; Jan. 1, 2026 25-006591

ROAD HUGGER
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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

FIRST INSERTION

Notice of Change in Meeting Date for the Regular Meeting of the Board of Supervisors of Cresswind DeLand Community Development District

Notice is hereby given that the Board of Supervisors (the “Board”) of the Cresswind DeLand Community Development District (the “District”) regular meeting on **January 01, 2026, at 9:00 a.m. at the 1230 Club Cresswind Way, DeLand, FL 32724** has been rescheduled to **January 8, 2026, at 9:00 a.m. at 1230 Club Cresswind Way, DeLand, FL 32724**. The Board will discuss and may consider any business that may properly come before it.

Copies of the agenda will be available by emailing the District Manager Andy@hika.com . The District Manager's office can be reached telephonically at (813) 565-4663.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Andy Mendenhall
District Manager
December 25, 2025 25-006521

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11281 PRDL
IN RE: ESTATE OF RICARDO TED LAWRENCE Deceased.

The administration of the estate of Ricardo Ted Lawrence, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 25, 2025.

Personal Representative:
Orbina Lawrence
111 Ponce Terrace Circle
Ponce Inlet, Florida 32127
Attorney for Personal Representative:
Kristen M. Jackson
Florida Bar No. 394-114
Jackson Law PA
5401 S. Kirkman Road, Ste 310
Orlando, FL 32819
Telephone: (407) 363-9020
Email: kjackson@jacksonlawpa.com
2nd Email: jjackson@jacksonlawpa.com
Dec. 25, 2025; Jan. 1, 2026 25-006601

SUBSEQUENT INSERTIONS

SECOND 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.

SECOND 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 25-006451

SECOND INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2025 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 25-006371

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 25-006471

SECOND 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 25-006461

SECOND 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 25-006411

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SUBSEQUENT INSERTIONS

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. 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. TRAFORD'S SURVEY MADE MARCH 1877, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 7, AS RE-CERTIFIED 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 25-006391

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025-14125 FMDL
DIVISION: 03

Nelli Tukhvatulina, Petitioner vs.
Nikita Derevkov, Respondent
TO: Nikita Derevkov
Solnechnaya St 37-123
Kirov, Russia

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney:

Nelli Tukhvatulina
170 Big Lake Dr
Deltona, FL 32738
on or before January 5, 2026 and file the original with the Clerk of the Circuit Court at P. O. Box 6043, DeLand, FL 32721-6043 before service on Petitioner or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's Office notified of your current address. (You may file Florida Family Law Form 12.915, Notice of Current Address.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office.

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

Dated: November 21, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ D. Waszak
Deputy Clerk

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
CL-0133-1912

Dec. 11, 18, 25, 2025; Jan. 1, 2026

25-006151

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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. 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, HEREDITA- MENTS 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 accommoda- tion, 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, 202525-006401		

SECOND 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 PSH-GA16167A 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. 18/2525-00118V		

SECOND 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 1, 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: exfling@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, 202525-006331		

TAKE
NOTICE
CALL
386-447-9723
TO PLACE YOUR
NOTICE TODAY

SECOND 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., 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 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, 202525-006291		

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.: 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, 202525-006311		

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 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, 202525-006431		

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. 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: jrivrera@hnh-law.com December 18, 25, 202525-006421		

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. 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 ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, 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, 202525-006301		

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.: 2024 12694 CICI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL 1 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, 202525-006321		

SECOND 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: exfling@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, 202525-006341		

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 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, 202525-006441		

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 675
Division 48
IN RE: ESTATE OF
STANLEY LEE GRIM
Deceased.

The administration of the estate of Stanley Lee Grim, deceased, whose date of death was August 27, 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 25, 2025.

Personal Representative:
Elizabeth Grim
P.O. Box 102 LaSalle Road # 270158
West Hartford, CT 06127

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
Dec. 25, 2025; Jan, 1, 2026 25-00315G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2021 CA 000643
MORTGAGE ASSETS MANAGEMENT,
LLC,
Plaintiff, vs.
NANCY L. DEDEO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in 2021 CA 000643 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and NANCY L. DEDEO; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FLORIDA HOUSING FINANCE CORPORATION 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 16, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, ARMAND BEACH EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 8 SWEET BAY DR, PALM COAST, FL 32137

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 19 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
21-008899 - ErS
Dec. 25, 2025; Jan, 1, 2026 25-00317G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CP 000687
DIVISION: 48
IN RE: ESTATE OF
CAROL ANN RICHARDSON,
Deceased.

The administration of the estate of Carol Ann Richardson, deceased, whose date of death was June 11, 2024, is pending in the is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS December 25, 2025.

Personal Representative:
Christy B. Hull, Petitioner
7201 Wolverson Ct.,
Clarksville, MD 21029

Attorney for Personal Representative:
THE DEVRIES LAW FIRM, P.A.
/s/ Shawn A. DeVries, Esq.
Shawn A. DeVries, Esquire
Florida Bar Number: 99379
shawn@devrieslegal.com
Joshua Tyson, Esquire
Florida Bar Number: 104222
josh@devrieslegal.com
644 Cesery Blvd, Suite 250
Jacksonville, Florida 32211
Telephone: (904) 770-4333
Facsimile: (904) 517-8060
Dec. 25, 2025; Jan, 1, 2026 25-0316G

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 403
Division 48
IN RE: ESTATE OF
BRAD LEE KUNKEL
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Brad Lee Kunkel, deceased, File Number 2025 CP 403, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was May 16, 2025; that the total value of exempt and non-exempt assets of the estate is \$14,430.39 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Lillie M. Kunkel	65 Leidel Drive Palm Coast, FL 32137

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 25, 2025.

Person Giving Notice:
Lillie M. Kunkel
65 Leidel Drive
Palm Coast, Florida 32137

Attorney for Person Giving Notice
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
Dec. 25, 2025; Jan, 1, 2026 25-00318G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 000402
SERV BANK, SB
Plaintiff(s), vs.
LAURA ELIZABETH MURPHY;
JEREMY DAVID MURPHY
WACHSMAN; THE UNKNOWN
SPOUSE OF LAURA ELIZABETH
MURPHY; THE UNKNOWN TENANT
IN POSSESSION,
Defendant(s).

TO: LAURA ELIZABETH MURPHY
LAST KNOWN ADDRESS: 26
RANSHIRE LANE, PALM COAST, FL
32164
CURRENT ADDRESS: 26 RANSHIRE
LANE, PALM COAST, FL 32164
TO: THE UNKNOWN SPOUSE OF
LAURA ELIZABETH MURPHY
LAST KNOWN ADDRESS: 26
RANSHIRE LANE, PALM COAST, FL
32164
CURRENT ADDRESS: 26 RANSHIRE
LANE, PALM COAST, FL 32164
TO: THE UNKNOWN TENANT IN
POSSESSION
LAST KNOWN ADDRESS: 26
RANSHIRE LANE, PALM COAST, FL
32164
CURRENT ADDRESS: 26 RANSHIRE
LANE, PALM COAST, FL 32164

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Flagler County, Florida, to foreclose certain real property described as follows:

LOT 25, BLOCK 55, ROYAL PALMS-SECTION-30 PALM COAST, ACCORDING TO THE	
--	--

MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 10,
PAGE 30, OF THE PUBLIC RE-
CORDS OF FLAGLER COUNTY,
FLORIDA. .
Property address: 26 Ranshire Lane,
Palm Coast, FL 32164
You are required to file a written response
with the Court and serve a copy of your
written defenses, if any, to it on Padgett
Law Group, whose address is 6267 Old
Water Oak Road, Suite 203, Tallahassee,
FL 32312, at least thirty (30) days from the
date of first publication, and file the original
with the clerk of this court either before
service on Plaintiff's attorney or immedi-
ately thereafter; otherwise, a default will be
entered against you for the relief demanded
in the complaint.

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

DATED this day of 12/17/2025.

Tom Bexley
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Margarita Ruiz
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-002776-1
Dec. 25, 2025; Jan, 1, 2026 25-00319G

CITY OF FLAGLER BEACH
PUBLIC HEARING NOTICE

Special Exception Application PSPE26-0001 - A request has been submitted for a Special Exception Use to build a two-family dwelling at the subject property in the Low-Density Residential Zoning District as provided for in the Land Development Regulations Section 2.04.02.8, Zoning Schedule One Land Use Controls. The subject property vacant, undeveloped land and identified by the Flagler County Property Appraiser as Parcel ID No. 12-12-31-4500-00380-0030 or George Moody Subdivision Block 38 Lot 3 pictured in Exhibit A. Applicant: Jason and Samantha Clark.

A PUBLIC HEARING IS SCHEDULED TO BE HELD AT CITY HALL, 105 S. 2ND STREET, FLAGLER BEACH, FLORIDA AS FOLLOWS:

PLANNING AND ARCHITECTURAL REVIEW BOARD: TUESDAY, JANUARY 6, 2026 AT 5:30 PM.

CITY COMMISSION: THURSDAY, JANUARY 22, 2026 AT 5:30 PM OR SOON THEREAFTER.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

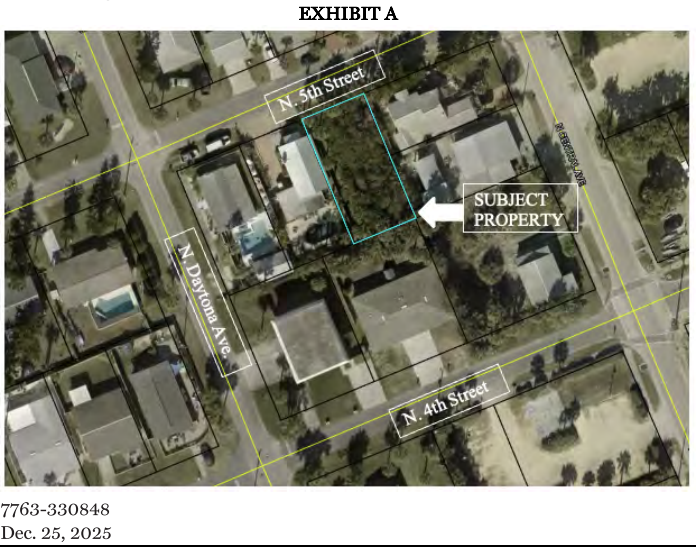
PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT 386-517-2000 EXT. 231.

The public hearings 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 any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, 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.

For further information about this request, please call the Planning & Zoning Department at (386) 517-2000 Ext. 231. More detailed information may be inspected by the public at the Planning & Zoning Department, 800 S. Daytona Avenue, Flagler Beach, during office hours.



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Accolade ■ 750-1100 WORDS WITH PHOTO ■ \$200	Contact the Observer today. 386-447-9723 observerlocalnews.com/tributes

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL CIRCUIT
COURT, IN AND FOR FLAGLER
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-0853
Division 48
IN RE: ESTATE OF
PAUL ALBERT KABUS,
Deceased.

The administration of the estate of PAUL ALBERT KABUS, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Building #1, Bunnell, FL 32110. The names and addresses of the 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 25, 2025.

Personal Representative:
HEATHER S. MALTBY, Esq.
Attorney for Personal Representative:
HEATHER S. MALTBY
HEATHER@EPPGLAW.COM
Florida Bar No. 116571
E.P.P.G. Law of St. Johns, PLLC
200 Malaga Street, Suite 2
St. Augustine, FL 32084
Telephone: 904-875-3774
Dec. 25, 2025; Jan, 1, 2026 25-00320G

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 6:00 P.M. on the 6th day of January 2026, for the purpose of hearing a special exception to allow a private airstrip within the AG&S zoning district (Application No. SE 2025-08), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

SE 2025-08

REQUESTING APPROVAL FOR A SPECIAL EXCEPTION AT 1711 COUNTY ROAD 302 TO ALLOW A PRIVATE AIRSTIP WITHIN THE AG&S ZONING DISTRICT.

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.bunnellcityus 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 special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception 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 Planning, Zoning, and Appeals Board 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)

7763-330842
Dec. 25, 2025

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7763-330844
Dec. 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 Well Managed Solutions, located at 94 Smith Ln, in the City of Bunnell, Flagler County, FL 32110, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 12/16/2025.
Joy K Brown
7763-330188
Dec. 25, 2025

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA – PROBATE DIVISION
File No. **2025 CP 767**
Division 48
IN RE: ESTATE OF **JOHN M. DENNIS, AKA JON DENNIS, AKA JACK DENNIS, Deceased.**

The ancillary administration of the estate of JOHN M. DENNIS, AKA JON DENNIS, AKA JACK DENNIS, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd #5 Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 25, 2025.

Personal Representative:
TIMOTHY DENNIS
1617 Bobwhite Ln
Asheboro, NC 27203
7763-330183
Dec. 25, 2025

PUBLIC NOTICE
\$120,000.00 estimated value in crypto currency was seized from Kraken by the Flagler County Sheriff's Office.
The funds originated from a victim located in Flagler County which were taken fraudulently and under false pretenses between August 18, 2025, through August 20, 2025.
7763-330277
Dec. 25, 2025

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

Notice is hereby given that 2117 Earl Road, LLC desiring to engage in business under the fictitious name of The Rose Garden of Fort Myers located in Flagler County, Florida, intends to

register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes
7763-330396
Dec. 25, 2025

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09

Notice is hereby given that 2117 Earl Road, LLC desiring to engage in business under the fictitious name of The Rose Garden located in Flagler County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes
7763-330399
Dec. 25, 2025

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 6:00 P.M. on the 6th day of January 2026, for the purpose of hearing Ordinance 2026-XX, before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE BUNNELL LAND DEVELOPMENT CODE CHAPTER 10 – FLOODS AND STORMWATER MANAGEMENT TO CREATE ARTICLE IV – EROSION AND SEDIMENTATION CONTROL TO COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT REQUIREMENTS FOR THE CITY'S MUNICIPAL SEWER SYSTEMS; PROVIDING FOR FINDINGS AND INTENT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY; AND PROVIDING AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, 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 Planning, Zoning, and Appeals Board 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)
7763-330837
Dec. 25, 2025

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act States (Section 83.801 - 83.809). The undersigned will sell by competitive bidding on StorageTreasures.com on Thursday the 15th day of January, 2026 at 10:00AM. Said property is iStorage, 2303 N State St, Bunnell, FL, 32110

A022 Microwave, Cooler, Tool Bags, Rug, Dresser, Boxes, Electric cord, Seat

Cushions, Mop.

A031 Printer, Dresser, Chairs, Rocker, Boxes, Toys, Round Table, Beach chairs
Tubs, Books.

B016 Fishing Poles and Reels, 120v Lawn mower, Bed with frame and mattress, Lamp, Boxes, Flag, Toys, Chair, Corner shelve.

C035 Gas Leaf blower, Gas Commercial Lawn Mower, Gas Lawn Mower, Seeder, Hand Tools, Weed Whacker's, Step Ladder.
7763-329770
Dec. 25, 2025

The City of Flagler Beach proposes to adopt the following ordinances entitled: ORDINANCE 2025-29
AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, RELATING TO THE LAND DEVELOPMENT REGULATIONS; AMENDING THE CODE OF ORDINANCES TO ADD SECTION 8.06.01 TO APPENDIX “A,” “LAND DEVELOPMENT REGULATIONS,” ESTABLISHING A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTES SECTION 397.487; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Public Hearings will be conducted to consider the amendments as follows:
City Commission: Thursday, January 08, 2026 @ 5:30 p.m. or soon thereafter
The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, 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.
7763-330168
Dec. 25, 2025

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.storage treasures.com
72 Erik Watts
96 Reginald Scott
165 Laura Esther Olivieri
266 Scott Bonnell
7763-328652
Dec. 18, 25, 2025

PUBLIC NOTICE
2014 GMC Sierra with VIN: 1GTV2UEC5E2288014 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

SECOND 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 Treasury 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
jackson@shumaker.com
jbrittain@shumaker.com
eholland@shumaker.com
Telephone: (941) 366-6660
Facsimile: (941) 366-3999
Attorneys for Treasury by the Sea MHC, LLC
December 18, 25, 2025 25-00310G

SECOND 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

SECOND INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICIAL 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. WOHLSCHEGEL AKA LINDA ELAINE WOHLSCHEGEL AKA LINDA ELAINE BRUYN, et.al., Defendants
TO: LINDA E. WOHLSCHEGEL
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,

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 ACCOMMODA-

SECOND 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

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;
gmoreclosure@gmlaw.com
(23-002749-02)
December 18, 25, 2025 25-00307G

SECOND INSERTION
NOTICE OF ACTION
TIONS 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 DISCAPACIDAD ADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de 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

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 SP5
December 18, 25, 2025 25-00313G

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SUBSEQUENT INSERTIONS

SECOND 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

THIRD 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, FL 32137
503 619 7691
Dec. 11, 18, 25, 2025; Jan. 1, 2026 25-00303G

SECOND 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-FFI,
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

SECOND 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 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 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

SECOND 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

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