

VOLUSIA COUNTY LEGAL NOTICES

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 Yardly Crossings located at 3800 Viceroy Place in the City of Deland, Volusia, FL 32724 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
TM BTR of Florida, LLC
January 1, 2026 26-000011

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2024 10451 CICI
BANK OF AMERICA, N.A.;
Plaintiff, v.
MATTHEW MACEY A/K/A
MATTHEW A. MACEY, ET AL.;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 13, 2025, the Clerk of the Circuit Court for Volusia County will sell to the highest and best bidder for cash beginning on January 14, 2026 at 11:00 AM via WWW.VOLUSIA.REALFORECLOSE.COM, the following described property: LOT 152, SUBDIVISION PLAT OF GRANDE CHAMPION AT PARCEL SW-29, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 53, PAGE(S) 68 THROUGH 76, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 149 PRESTWICK GRANDE DR, DAYTONA BEACH, FL 32124

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.

Andrew Arias, FBN#: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-04244 /
CASE NO.: 2024 10451 CICI
January 1, 8, 2026 26-000061

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2019 11928 CIDL
LAND HOME FINANCIAL SERVICES, INC.
Plaintiff(s), vs.
JASON R. FAY; MONICA A. COLON; STATE OF FLORIDA DEPARTMENT OF REVENUE; VOLUSIA COUNTY, FLORIDA CLERK OF COURT
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on December 19, 2025 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of January, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 25, Block 1101, Deltona Lakes Unit Forty-One, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 246 through 261, inclusive, of the Public Records of Volusia County, Florida.

Property address: 2336 Brimhall Court, Deltona, FL 32738

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.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.

Respectfully submitted,
/s/ Steven Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 19-018243-1
January 1, 8, 2026 26-000071

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11026 CICI
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1, Plaintiff, v.
UNKNOWN SUCCESSOR TRUSTEE OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN THAT, pursuant to the Final Judgment of Mortgage Foreclosure dated December 3, 2025, issued in and for Volusia County, Florida, in Case No. 2025 11026 CICI, wherein GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1 is the Plaintiff, and UNKNOWN SUCCESSOR TRUSTEE OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004, UNKNOWN BENEFICIARIES OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004, PETER DAVID BIGGERS, LINDA ELLEN CHEEVER, JEANNE B. LAMPSON, CAROLYN A. PROCKUP A/K/A CAROLYN WALSEMAN and ALICE E. SEMIONE are the Defendants.

The Clerk of the Court, LAURA ROTH, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 23, 2026, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the follow-

FIRST INSERTION

ing-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 16 AND 17, BLOCK G, BUSINESS SECTION OF HOLLY HILL HEIGHTS, AS PER PLAT IN MAP BOOK 10, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1502 TUSCALOOSA AVE, 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.

IMPORTANT

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

Dated: This 22nd day of December, 2025.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
January 1, 8, 2026 26-000021

FIRST INSERTION

Timothy Lewis and Ferri Plummer, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court will sell via on-line auction at www.volusia.realforeclose.com at 11:00 a.m. on the 26th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7 AND THE WEST 5 FEET OF LOT 6, SOUTH BOSTON HILLS, A SUBDIVISION RECORDED IN MAP BOOK 29 AT PAGE 125, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 405S Boston Avenue, Deland, Florida 32724

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 12/26/2025

McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 24-400392
January 1, 8, 2026 26-000051

FIRST INSERTION

the following described property as set forth in said Final Judgment, to wit:

LOT 13309 AND 13310, EXCEPT THE EAST 25 FEET, BLOCK 427, FLORIDA SHORES UNIT NO. 21 (REVISED), ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 19, PAGE 241 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Property Address: 2911 VISTA PALM DRIVE, EDGEWATER, FL 32141

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, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.

Respectfully submitted,
/s/ Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@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
January 1, 8, 2026 26-000041

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11026 CICI
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1, Plaintiff, v.
UNKNOWN SUCCESSOR TRUSTEE OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN THAT, pursuant to the Final Judgment of Mortgage Foreclosure dated December 3, 2025, issued in and for Volusia County, Florida, in Case No. 2025 11026 CICI, wherein GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1 is the Plaintiff, and UNKNOWN SUCCESSOR TRUSTEE OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004, UNKNOWN BENEFICIARIES OF THE ROSE ELLEN BIGGERS TRUST DATED THE 1ST DAY OF DECEMBER, 2004, PETER DAVID BIGGERS, LINDA ELLEN CHEEVER, JEANNE B. LAMPSON, CAROLYN A. PROCKUP A/K/A CAROLYN WALSEMAN and ALICE E. SEMIONE are the Defendants.

The Clerk of the Court, LAURA ROTH, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 23, 2026, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the follow-

FIRST INSERTION

ing-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 16 AND 17, BLOCK G, BUSINESS SECTION OF HOLLY HILL HEIGHTS, AS PER PLAT IN MAP BOOK 10, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1502 TUSCALOOSA AVE, 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.

IMPORTANT

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

Dated: This 22nd day of December, 2025.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
January 1, 8, 2026 26-000021

FIRST INSERTION

Timothy Lewis and Ferri Plummer, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court will sell via on-line auction at www.volusia.realforeclose.com at 11:00 a.m. on the 26th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7 AND THE WEST 5 FEET OF LOT 6, SOUTH BOSTON HILLS, A SUBDIVISION RECORDED IN MAP BOOK 29 AT PAGE 125, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 405S Boston Avenue, Deland, Florida 32724

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 12/26/2025

McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 24-400392
January 1, 8, 2026 26-000051

FIRST INSERTION

the following described property as set forth in said Final Judgment, to wit:

LOT 13309 AND 13310, EXCEPT THE EAST 25 FEET, BLOCK 427, FLORIDA SHORES UNIT NO. 21 (REVISED), ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 19, PAGE 241 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Property Address: 2911 VISTA PALM DRIVE, EDGEWATER, FL 32141

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

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Respectfully submitted,
/s/ Steven Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 19-018243-1
January 1, 8, 2026 26-000071

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 13617 CIDL
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT3, Plaintiff, vs.
MAZIE LEWIS A/K/A MAZIE L. LEWIS A/K/A MAZIE LEWIS-REED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE TAYLOR A/K/A JOYCE MAE TAYLOR, DECEASE; VOLUSIA COUNTY, FLORIDA; MABRY LEWIS, JR.; ARLENE LEWIS WRIGHT; EARLE STANLEY LEWIS; TIMOTHY LEWIS AND FERRI PLUMMER,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated November 24, 2025, and entered in Case No. 2024 13617 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3, is Plaintiff and Mazie Lewis a/k/a Mazie L. Lewis a/k/a Mazie Lewis-Reed; Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Joyce Taylor a/k/a Joyce Mae Taylor, deceased; Volusia County, Florida; Mabry Lewis, Jr.; Arlene Lewis Wright; Earle Stanley Lewis;

FIRST INSERTION

ing-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 16 AND 17, BLOCK G, BUSINESS SECTION OF HOLLY HILL HEIGHTS, AS PER PLAT IN MAP BOOK 10, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1502 TUSCALOOSA AVE, 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.

IMPORTANT

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

Dated: This 22nd day of December, 2025.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
January 1, 8, 2026 26-000021

FIRST INSERTION

Timothy Lewis and Ferri Plummer, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court will sell via on-line auction at www.volusia.realforeclose.com at 11:00 a.m. on the 26th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7 AND THE WEST 5 FEET OF LOT 6, SOUTH BOSTON HILLS, A SUBDIVISION RECORDED IN MAP BOOK 29 AT PAGE 125, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 405S Boston Avenue, Deland, Florida 32724

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 12/26/2025

McCabe, Weisberg & Conway, LLC
By: /s/ Jennifer Vazquez
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#: 25-400440
January 1, 8, 2026 26-000031

FIRST INSERTION

ing-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 16 AND 17, BLOCK G, BUSINESS SECTION OF HOLLY HILL HEIGHTS, AS PER PLAT IN MAP BOOK 10, PAGE 180, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1502 TUSCALOOSA AVE, 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.

IMPORTANT

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

Dated This 22nd day of December, 2025.

By: /s/ Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@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
January 1, 8, 2026 26-000041

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
CASE NO.: 2025 13330 CIDL
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
SHARON A. GISH A/K/A SHARON GISH; UNKNOWN SPOUSE OF SHARON A. GISH A/K/A SHARON GISH; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendant(s).

TO: Sharon A. Gish a/k/a Sharon Gish
952 Falcon Roost Lane
New Smyrna Beach, Florida 32168
Unknown Spouse of Sharon A. Gish a/k/a Sharon Gish
952 Falcon Roost Lane
New Smyrna Beach, Florida 32168

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: 1-18-32 PART OF SOUTH 1/2 OF GOVT LOTS 11 TO 14 INCLUSIVE, BEING THE WEST 165 FEET OF THE EAST 4,842.17 FEET MEASURED ON THE N/L OF THE NORTH 653.20 FEET MEASURED ON THE W/L, AKA LOT 15, BLOCK E, QUAIL ROOST RANCHES UNRECORDED SUB NO. 202 PER OR 2719, PAGE 1741, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Street Address: 952 Falcon Roost Lane, New Smyrna Beach, Florida 32168

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice on or before January 15, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on December 15, 2025.

Laura E. Roth
Clerk of said Court
(SEAL) By: /s/ Jennifer Vazquez
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#: 25-400440
January 1, 8, 2026 26-000031

FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Deering Park Stewardship District (the "District") located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Regular Meeting on January 13, 2026 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114. The meeting is being held for the necessary public purpose of considering any business that may come before the Board.

The meeting will also be held by means of communications media technology as follows:

https://teams.microsoft.com/j/meetup-join/19%3ameeting_Y2FmZGM1NmUiZTBkNS00NGNlLWJlbnRkLnY2N2EkyZjNlNWU5%40thread.v2/0?context=%7b%22Tid%22%3a%2294348502-fda0-4a80-8edh-52hd87fa537b%22%2c%22Oid%22%3a%2250b37528-b730-4578-8935-dc90866a9569%22%7d

Meeting ID: 289 720 498 816 5
Passcode: w2Rd3q3d

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours or by visiting the District's website, <https://deeringparkstewardship.com/>. 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 to a date, time, and place to be specified on the record at such meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
January 1, 2026 25-000081

FIRST INSERTION

NOTICE TO PATIENTS OF DR. HURSEL ADKINS

Effective January 7, 2026, Dr. Hursel Adkins will no longer be practicing with Complete Health. Upon his departure, Dr. Fabiola Fairgrieve and Marry Izzo, APP, will be available to continue the care for his patients to ensure there is no interruption.

Patient medical records will be maintained and available at 999 W. Plymouth Ave., Deland, FL, 32720. Patients may contact (800) 659-4035 or visit completehealth.com/medical-records to request copies of their medical records.

7764-330846
Jan. 1, 8, 15, 22, 2026

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
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 M. WARE, SR. 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

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

SUBSEQUENT INSERTIONS

SECOND 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-NRI, 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-NRI, 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

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 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 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.
 1701West 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

SECOND 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

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

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

TO: DAVID A. DRAKE; 165 LEWIS STREE EDGEWATER, FL 32141
 UNKNOWNN 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

FOURTH 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.

SECOND 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

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 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 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

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

25-006151

SECOND 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@cf.rr.com
 2nd E-Mail: brobins@cf.rr.com
 Attorney for Personal Representative
 Dec. 25, 2025; Jan. 1, 2026 25-006511

SECOND 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

SECOND INSERTION

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 25-006511

SECOND 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@cf.rr.com
 2nd E-Mail: brobins@cf.rr.com
 Attorney for Personal Representative
 Dec. 25, 2025; Jan. 1, 2026 25-006561

SECOND 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 CRYSELLA 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.

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:
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@rbdlaw.com
 Dec. 25, 2025; Jan. 1, 2026 25-006501

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386-447-

FLAGLER COUNTY LEGAL NOTICES

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes and in accordance with Sections 336.09 and 336.10, Florida Statutes, Rayna Sink and William N. Sink, wife and husband, and as the owners of the subject lands included within a plat and roadway vacation petition, has requested that the Board of County Commissioners of Flagler County, Florida, consider its request to vacate that portion of the platted lands and platted rights-of-way described as follows:

A certain portion of Fleetwood Terrace, Unit No. 1, according to the plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Flagler County, Florida, together with a portion of Alabama Avenue, a 50 foot wide right-of-way, a portion of Syracuse Street (excluding those portions previously vacated through Resolution No. 88-65), a 50 foot wide right-of-way, a portion of Wyoming Avenue, a 50 foot wide right-of-way, and all of the unnamed 10 foot wide alleyway within Block 6, all as shown on said Fleetwood Terrace, Unit No. 1 plat, also described as a subdivision comprising all of Tracts 1, 2 and 3, Block A, Section 8, Township 13 South, Range 31 East, Flagler County, Florida, according to the Bunnell Development Company plat as recorded in Map Book 1, Page 1, Public Records of Flagler County, Florida, and all lying in Section 8, Township 13 South, Range 31 East, said Flagler County, with said portion of the Fleetwood Terrace, Unit No. 1, plat to be vacated being that portion that falls within the boundary of that certain property described as follows:

Lots 20 through 36, and Lots 1 through 19, lying east of Highway, Block 5; and Lot 15 through 23, and Lot 1 through 9, lying east of Highway, Block 9; together with vacated alleys and westerly one-half of vacated Syracuse Street; Fleetwood Terrace Subdivision, Map Book 2, Page 41, Public Records of Flagler County, Florida.

Less and except the southerly 225 feet thereof.

All of the above being more particularly described as follows: as a Point of Reference, commence at the southwest corner of Lot 14, Block 9, said Fleetwood Terrace Subdivision; thence N89°19'42"E, along the south line of said Lot 14, 94.04 feet to the easterly right of way line of U.S. Hwy. #1, as now (1994) established and occupied; thence N17°23'09"W, along the said easterly right of way line, 374.14 feet to north line of Lot 1, said Block 9 and the Point of Beginning. From the Point of Beginning, continue N17°23'09"W, along said easterly right of way line, a distance of 534.40 feet to the south line of Lot 16, Block 1, said Fleetwood Terrace; thence, departing said easterly right of way line and along the south line of said Lot 16, Block 1 and along the south line of Lot 32, said Block 1 and an easterly projection thereof, N89°19'05"E a distance of 235.78 feet to the centerline of Syracuse Street, a 50 foot wide right of way per said Fleetwood Terrace; thence, along said centerline, S01°07'54"E a distance of 238.12 feet; thence, continuing along said centerline, S16°02'54"E a distance of 241.65 feet to the easterly projection of the north line of Lot 15, Block 9, said Fleetwood Terrace; thence, along said easterly projection and along the north line of Lot 15, Block 9 and Lot 1, Block 9, S73°56'21"W a distance of 153.59 feet to the Point of Beginning.

Containing 2.0469 acres of land, more or less.

and
A portion of Blocks 6, 10 and the adjoining vacated streets, Fleetwood Terrace Subdivision, as recorded in Map Book 2, Page 41 of the Public Records of Flagler County, Florida, being all that property lying southerly of the north line of Alabama Avenue, a 50 foot wide right of way as shown on said plat of Fleetwood Terrace, northerly of the south line of said Fleetwood Terrace, easterly of the centerline of Syracuse Street, a 50 foot wide right of way as shown on said Fleetwood Terrace, and westerly of that property described in Official Record Book 294, Page 969 of said public records and being more particularly described as follows:

Beginning at the southwest corner of Lot 24, Block 2, Fleetwood Terrace Subdivision run S01°07'55"E, across vacated Alabama Avenue and along the west line of Lots 15 through 18, Block 6, a distance of 235.10 feet; thence, S17°18'13"E, along a new line through Lots 19 through 22 of said Block 6, vacated Wyoming Avenue, Lots 1 through 10, Block 10, vacated Montgomery Street and vacated Texas Avenue, a distance of 690.36 feet to a point on the south line of said Texas Avenue; thence, S89°14'31"W, along the south line of said Texas Avenue, a distance of 161.41 feet to the intersection of said south line and the centerline of vacated Syracuse Street, a 50 foot wide right of way as shown on said Fleetwood Terrace; thence, departing the south line of said Texas Avenue and along the centerline of said Syracuse Street, N16°02'54"W a distance of 683.13 feet; thence, continuing along said centerline, N01°07'54"W a distance of 238.12 feet to the intersection of said centerline and the north line of the aforementioned Alabama Avenue; thence N89°19'05"E, along said north line, a distance 144.96 feet to the point of beginning.

Containing 3.12 acres of land, more or less.

Less and except the property on the following page:

A portion of Fleetwood Terrace Subdivision, as recorded in Plat Book 2,

Pg. 41, of the Public Records of Flagler County, Florida, being described as follows: Lots 1 through 14, inclusive, Block 9, lying easterly of U.S. Hwy. #1; together with all of Lots 15 through 30, inclusive, Block 9; together with the alley lying between the above lots; together with that portion of Lots 1 through 14, Block 10, as lies westerly of that land deeded per Official Record Book 294, Page 969 of said public records; together with Syracuse Street as shown on said plat lying north of the north right of way line of Texas Avenue as shown on said plat of Fleetwood Terrace, and south of the easterly projection of the northerly line of said Lot 15; said alley and Syracuse Street being vacated by Flagler Ordinance as recorded in ORB 372, Page 163 of the Public Records of Flagler County, Florida, together with that portion of Montgomery Street as shown on said plat of Fleetwood Terrace as lies westerly of the property deeded in Official Record Book 294, Page 969 of said public records, together with that portion of Texas Avenue as shown on said plat as lies easterly of said U.S. Hwy. #1 and westerly of that property deeded in Official Record Book 294, Page 969.

All of the above being more particularly described as follows: beginning at the intersection of the south right of way line of Texas Avenue, as per map of Fleetwood Terrace Subdivision, as recorded in Plat Book 2, Page 41 of the Public Records of Flagler County, Florida and the easterly right of way line of U.S. Hwy. #1, as now (1994) established and occupied, said point being the Point of Beginning, run North 17 degrees 23 minutes 09 seconds West, along the said easterly right of way line, a distance of 402.12 feet to the north line of Lot 1, said Block 9; thence North 73 degrees 56 minutes 21 seconds East, along the northerly lines of said Lot 1 and Lot 15 and an easterly projection thereof, 298.67 feet to the west line of property owned by Interhoba of Florida, Inc., as per Warranty Deed dated November 4, 1986 and recorded November 14, 1986 in ORB 294 at Page 969, Public Records of Flagler County, Florida; thence southerly S17°18'13"E, along said west line 484.19 feet to the south line of said Texas Avenue; thence South 89 degrees 14 minutes 31 seconds West, along the southerly right of way line of Texas Avenue, 310.90 feet to the Point of Beginning.

Said petition to vacate the lands and rights-of-way herein described shall be heard by the Flagler County Board of County Commissioners at its regular scheduled meeting on Monday, January 12, 2026 at 5:30 p.m. or as soon thereafter as possible in the Board Chambers at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009, or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110, or email to planningdept@flaglercounty.gov. Copies of the petition, supporting documents, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 a.m. to 4:30 p.m.

PURSUANT TO FLORIDA STATUTE 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE 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. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-330544
Jan. 1, 8, 2026

NOTICE OF PUBLIC MEETING TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Tomoka Community Development District ("District") will hold its regular meeting of the Board of Supervisors on **January 13, 2026, at 4:00 p.m.**, at 150 Flagler Plaza Drive, Palm Coast, FL 32137. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at <https://tomokaacdd.com/>.

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 to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because

of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Vivian Carvalho
District Manager
7763-328642
Jan. 1, 2026

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. 732.2167-732.228, 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:
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

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

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated September 30, 2025, and entered in Case No.: 2025-CA-000526 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein the property will sell to the highest and best bidder for cash at www.flagler.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 23rd day of January, 2026, the following described property as set forth in said Order or Final Judgement, to wit:

UNIT A104, Grand Vista Condominium at Grand Haven, Phase 1, according to the Declaration of Condominium recorded in Official Records Book 2835, page 150, and all exhibits and amendments thereof, Public Records of Flagler County, Florida.
PARCEL ID: 22-11-31-3995-00C10-A104
PROPERTY ADDRESS: 455 RIVERFRONT DR. UNIT A104, Palm Coast, Florida 32137

The above is to be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A. 7821 N. Dale Mabry Hwy, Ste 110 Tampa, FL 33614 Phone: (813) 574-7736 Fax: (813) 200-1057 Charles@pinsonlawpa.com Fla. Bar No.: 1252779 Attorney for Plaintiff January 1, 8, 2026 26-00003G

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 377
Division 48
IN RE: ESTATE OF FREDERICK STEPHEN SEYMOUR 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 Frederick Stephen Seymour, deceased, File Number 2025 CP 377, 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 exempt and non-exempt assets of the estate is \$54,859.11 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Phillip Seymour
905 Clinton Avenue
Washington Court House, OH 43160
Wilma Lowe
13427 Reid Street NW
Jeffersonville, OH 43128
Carolyn Seymour
13569 Reid Street NW
Jeffersonville, OH 43128
Danny Seymour
2814 Sussex Place Drive
Grove City, OH 43123
Nancy Joseph
13569 Reid Street NW
Jeffersonville, OH 43128

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 January 1, 2026.

Person Giving Notice:
Phillip Seymour
905 Clinton Avenue
Washington Court House, Ohio 43160
Attorney for Person Giving Notice
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legaltteamforlife.com
Secondary E-Mail:
Proserv@legaltteamforlife.com
January 1, 8, 2026 26-00002G

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 749
Division 48
IN RE: ESTATE OF AIDA OLIVEIRA DO ALVAR 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 Aida Oliveira Do Alvar, deceased, File Number 2025 CP 749, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was March 13, 2025; that the total value of the estate is \$59,500 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Paul Gomes
90 Forge Hill Road
Glen Gardner, NJ 08826
Manuel Gomes
1144 Morris Avenue
Alpha, NJ 08865

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 January 1, 2026.

Person Giving Notice:
Paul Gomes
90 Forge Hill Road
Glen Gardner, New Jersey 08826
Attorney for Person Giving Notice
Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legaltteamforlife.com
Secondary E-Mail:
Proserv@legaltteamforlife.com
January 1, 8, 2026 26-00006G

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CA 000149

CITIZENS BANK, N.A.,
Plaintiff, vs.
PAUL LAWRENCE MARCINKOSKI;
KATHY LYN TRIPLETT; KEITH TRIPLETT,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated August 6, 2025, and entered in Case No. 2025 CA 000149 of the Circuit Court of the 7th Judicial Circuit in and for Flagler County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Paul Lawrence Marcinkoski; Kathy Lyn Triplett; Keith Triplett, are Defendants, the Office of the Clerk, Flagler County Clerk of the Court will sell via online auction at <https://flagler.realforeclose.com> at 11:00 a.m. on the 20th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 30, SUBDIVISION MAP PINE GROVE - SECTION-28 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 51 THROUGH 66, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 16 Powder Lane, Palm Coast, Florida 32164 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 12/24/2025
McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400067
January 1, 8, 2026 26-00005G

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-000526
NATIONAL MAINTENANCE AND, BUILD OUT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Plaintiff, vs.
RELATED DEVELOPMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated September 30, 2025, and entered in Case No.: 2025-CA-000526 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein the property will sell to the highest and best bidder for cash at www.flagler.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 23rd day of January, 2026, the following described property as set forth in said Order or Final Judgement, to wit:

UNIT A201, Grand Vista Condominium at Grand Haven, Phase 1, according to the Declaration of Condominium recorded in Official Records Book 2835, page 150, and all exhibits and amendments thereof, Public Records of Flagler County, Florida.
PARCEL ID: 22-11-31-3995-00C10-A201
PROPERTY ADDRESS: 455 RIVERFRONT DR. UNIT A201, Palm Coast, Florida 32137

The above is to be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A. 7821 N. Dale Mabry Hwy, Ste 110 Tampa, FL 33614 Phone: (813) 574-7736 Fax: (813) 200-1057 Charles@pinsonlawpa.com Fla. Bar No.: 1252779 Attorney for Plaintiff January 1, 8, 2026 26-00004G

FIRST INSERTION

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

CASE NO.: 2024 CA-000436
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
KRISTA HOPE LUPERON, et al.,
Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on January 23, 2026, at 11:00 a.m. ET, via the online auction site at www.flagler.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Flagler County, Florida, to wit:

Lot 67, GRAND RESERVE PHASE 2, according to the plat as Recorded in Plat Book 39, Page(s) 68 through 73, of the Public Records of Flagler County, Florida.

Property Address: 655 Grand Reserve Drive, Bunnell, FL 32110 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 23rd day of December, 2025.
OFF COUNSEL:
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Kathryn I. Kasper, Esq.
FL Bar #157147
FL Bar #621188
Attorneys for Plaintiff
January 1, 8, 2026 26-00001G

Honor your loved one with an elegant, affordable Tribute.

In partnership with the Palm Coast and Ormond Beach Observers, we offer our client families handsome, elegant options to memorialize your loved one with a keepsake Tribute in print and online. Once you select the style that meets your family's needs, we will handle the details, giving your loved one a deserving life Tribute and one that your family can cherish.

In Memory <ul style="list-style-type: none">UP TO 500 WORDS WITH PHOTO\$100	Celebration <ul style="list-style-type: none">UP TO 750 WORDS WITH PHOTO\$150	Accolade <ul style="list-style-type: none">750-1100 WORDS WITH PHOTO\$200
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Contact the Observer today. 386-447-9723
www.observerlocalnews.com/tributes/



Email your Legal Notice
legal@observerlocalnews.com

**NOTICE OF ADOPTION
CITY OF BUNNELL, FLORIDA**

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 22nd day of December 2025, for the purpose of Second and Final Reading of Ordinance 2025-18, before the City Commission, in the Bunnell Administration Complex Chambers Meeting Room, located at 2400 Commerce Pkwy, Bunnell, Florida 32110. Ordinance 2025-14 was adopted on December 22, 2025 effective December 22, 2025.

ORDINANCE 2025-18

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA VACATING AND ABANDONING A SECTION OF ATLAS STREET BETWEEN BLOCKS 221 AND 222, AND A SECTION OF ELEVENTH STREET BETWEEN BLOCKS 222, 223, 225, AND 224, OF THE TOWN OF BUNNELL PLAT AS RECORDED IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ATTACHMENT AND INCORPORATION OF EXHIBIT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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



7763-331178
Jan. 1, 2026

**NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA**

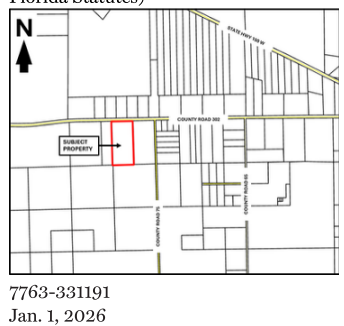
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 13th day of January 2026, for the purpose of hearing a special exception to allow a private airstrip within the AG&S zoning district (Application No. SE 2025-08), before the Planning, 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 AIRSTRIP 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.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 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)



7763-331191
Jan. 1, 2026

**NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA**

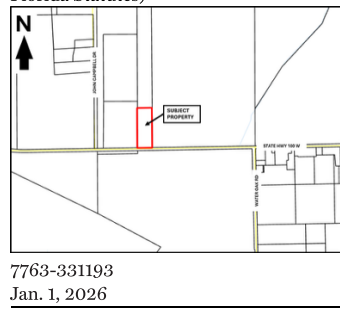
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 13th day of January 2026, for the purpose of hearing a special exception modification to allow the inclusion of a C&D Transfer Station within the AG&S zoning district (Application No. SE 2025-09), 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 2025-09

REQUESTING APPROVAL FOR A SPECIAL EXCEPTION MODIFICATION AT 10900 STATE HIGHWAY 100 WEST TO ALLOW THE INCLUSION OF A C&D TRANSFER STATION 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.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 special exception modification, either in person or in writing, might preclude the ability of such person to contest the special exception modification at a later date. A copy of all pertinent information to this special exception modification 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)



7763-331193
Jan. 1, 2026

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) 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 Wolverton 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND 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

SERVBANK, 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 RECORDS 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 immediately 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 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 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

FOURTH INSERTION

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

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

Case No.: 2025 DR 001167
Division: 47

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

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

The action is asking the court to decide how the following real or personal property should be divided:
17 Pine Cedar Dr Palm Coast Fla

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

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

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

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

Dated: 12/2/25
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Deputy Clerk

This form was prepared for the Petitioner. This form was completed with the assistance of:
George Tony Butler
249 REDBUD Rd
Palm Coast, Fla 32137
503 619 7691
Dec. 11, 18, 25, 2025; Jan. 1, 2026 25-00303G

SECOND INSERTION

NOTICE 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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

SECOND 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 s. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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

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A RECENT SUCCESS STORY
Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled - and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win!

Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen