

PUBLIC NOTICES

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THURSDAY, JANUARY 8, 2026

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR VOLUSIA
COUNTY
CASE NO. 2025 12407 CIDL
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
EMMA LOVETTE, et al.,
Defendant.
To the following Defendants:
EMMA LOVETTE
3404 HEATH DR.
DELTONA, FL 32725
UNKNOWN SPOUSE OF EMMA
LOVETTE
3404 HEATH DR.
DELTONA, FL 32725
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before JAN 20 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court this 18th day of Dec, 2025.

LAURA E. ROTH, ESQ.
CLERK OF COURT OF
VOLUSIA COUNTY
As Clerk of the Court
BY: /s/ Shawnee S. Smith
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-12380FL
January 8, 2026 26-000091

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13347 PRDL

Division: 10

IN RE: ESTATE OF

**TIMOTHY TIVON PROFFITT
A/K/A TIMOTHY T. PROFFITT
Deceased.**

The administration of the estate of **TIMOTHY TIVON PROFFITT A/K/A TIMOTHY T. PROFFITT**, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. 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 DATE 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 DECEDED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: January 8, 2026.

Signed on this 13th day of OCTOBER, 2025.

/s/Christine Hampton

CHRISTINE REBECCA HAMPTON

Personal Representative

5525 W. Bayshore Drive

Port Orange, FL 32127

/s/ Robert Kit Korey

ROBERT KIT KOREY, ESQUIRE

Attorney for Personal Representative

Florida Bar No. 147787

ROBERT KIT KOREY, P.A.

595 W. Granada Blvd., Suite A

Ormond Beach, FL 32174

Telephone: (386) 677-3431

Email: Kit@koreylawpa.com

January 8, 2026 26-0000141

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of **GEORGE ALAN PIVONKA and DONNA MAE PIVONKA** will, on January 21, 2026, at 10:00 a.m., at 47 Grizzly Bear Path, Lot #265, Ormond Beach, Volusia County, Florida 32174; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1994 FLEE MOBILE HOME,

VIN: FLFLV79A13293,

TITLE NO.: 0076578000, and

VIN: FLFLV79B13293,

TITLE NO.: 0076577979

and all other personal property located therein

PREPARED BY:

J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500

Sarasota, Florida 34236

(PO#3326-3223)

January 8, 2026 26-0000191

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JANUARY 26 2026 SLEDZ EAST KUSTOMZ LLC 552 S SPRING GARDEN AVE DELAND FL 32720 (386) 213-0235 MV101867 1971 HONDA CB350320914 \$2,618.16

January 8, 2026 26-0000101

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR VOLUSIA
COUNTY

GENERAL JURISDICTION DIVISION
CASE NO. 2024 11926 CIDL

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS INC.,

Plaintiff, vs.
**RICHARD SZAREJKO A/K/A
RICHARD J. SZAREJKO, et al.,**
Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST ESTATE OF **RICHARD
SZAREJKO A/K/A RICHARD J. SZAREJKO**, WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES, GRANTEE
ES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

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

LOT 18, BLOCK 764, DELTONA
LAKES UNIT THIRTY-TWO, ACCORDING
TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 64, PAGE 133, OF
THE PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Avenue, Suite 100, Boca Raton, Florida 33487 on or before JAN 23 2026 /30 days from Date of First Publication of this Notice) and file the original with the Clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 13869 CIDL

WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF CROSS
2024-H5 MORTGAGE TRUST,

Plaintiff, vs.

**KIMBER JADE TANNER AND SCOTT
DOUGLAS BLAND A/K/A SCOTT
BLAND, et al.,**

Defendant(s),

TO: SCOTT DOUGLAS BLAND A/K/A
SCOTT BLAND, UNKNOWN SPOUSE
OF SCOTT DOUGLAS BLAND A/K/A
SCOTT BLAND.

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

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

LOT 261, OF VINELAND RESERVE
PHASE 3, ACCORDING TO THE
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 64, PAGE 133, OF
THE PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before JAN 23 2026 /30 days from Date of First Publication of this Notice) and file the original with the Clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 23rd day of Dec, 2025.

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

Robertson, Anschutz, Schnid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

25-181431

January 8, 2026 26-0000121

FIRST INSERTION

AMENDED NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA

CASE NO. 2025 13882 CIDL

MIFFLON CREDIT UNION,
Plaintiff, vs.

**MIA PAGANO; THE UNKNOWN
SPOUSE OF MIA PAGANO; STGO
PRO4MANCE, LLC; TENANT #1;
TENANT #2; AND ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, AND UNDER, AND
AGAINST THE HEREIN-NAMED
DEFENDANTS WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS.**

TO: **MIA PAGANO; THE UNKNOWN
SPOUSE OF MIA PAGANO; TENANT #1;
TENANT #2; AND ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, AND UNDER, AND
AGAINST THE HEREIN-NAMED
DEFENDANTS WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS.**

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

LOT 21, BLOCK 1117, DELTONA
LAKES UNIT FORTY-ONE, a sub-division
according to the plat thereof recorded in Plat Book 27, Pages 246
through 261, inclusive, of the Public
Records of Volusia County, Florida.

Parcel ID Number: 813041320210

Property Address: 649 Eldron Av-
enue, Deltona, Florida 32738

has been filed against you in the Circuit Court of the Seventh Judicial Circuit, Volusia County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before February 19, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

EVEN IF A CLAIM IS NOT BARRED
BY THE LIMITATIONS DESCRIBED
ABOVE, ALL CLAIMS THAT HAVE
NOT BEEN FILED WILL BE BARRED
TWO YEARS AFTER DECEDED'S
DEATH.

The case number and decedent's name
are: **SUSAN M. TEDRICK**, File Number
2025 12496 PRDL

The address of the court where this
probate is pending is: Circuit Court for
VOLUSIA County, Florida, 101 N. Alabama
Ave., DeLand, FL, 32724.

Date of death of the decedent is:
04/14/2025.

The date of first publication of this notice
is: 01/08/2026.

The second week of publication is:
01/15/2026.

Personal Representative(s): **Bobbie
Tinsley**.

Attorney for the representative(s):
By: /s/ Matthew T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2023 12450 CIDL
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR MORGAN STANLEY IXIS REAL
ESTATE CAPITAL TRUST 2006-
1 MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-1,
Plaintiff, vs.
JACKIE WHITEHORN, ET AL.
Defendants

To the following Defendant(s):
DARRICE JACKSON (CURRENT RESI-
DENCE UNKNOWN)
Last Known Address: 895 MCAFINA
TRL, VALDOSTA, GA 31602
Additional Address: 148 W FERN
DRIVE, ORANGE CITY, FL 32763
Additional Address: 1505 E. PARK
AVE., UNIT 14, VALDOSTA, GA 31602
JAMES EDWARD JACKSON, JR. (CUR-
RENT RESIDENCE UNKNOWN)
Last Known Address: 2161 NW 26TH
AVE, FT LAUDERDALE, FL 33311

YOU ARE HEREBY NOTIFIED that an
action for Foreclosure of Mortgage on the
following described property:
LOT 35, OF HERITAGE, ACCORD-
ING TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 45, PAGE
176 OF THE PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.
A/K/A 370 HERITAGE ESTATES
LANE, DELAND FL 32720

has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, if any, to J. Anthony Van Ness, Esq.
at VAN NESS LAW FIRM, PLC, Attorney
for the Plaintiff, whose address is 1239 E.
NEWPORT CENTER DRIVE, SUITE
#110, DEERFIELD BEACH, FL 33442 on
or before FEB 9, 2026 and file the original
with the Clerk of this Court either before
service on Plaintiff's attorney or immedi-
ately thereafter; otherwise a default will be
entered against you for the relief demanded
in the complaint. This notice is provided to
Administrative Order No. 2065.

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

To request such an accommodation, please
contact Court Administration in advance of
the date the service is needed: Court Ad-
ministration, 125 E. Orange Ave., Ste. 300,
Daytona Beach, FL 32114, (386) 257-6096.
Hearing or voice impaired, please call 711.
REQUESTS FOR ACCOMMO-
DATIONS BY PERSONS WITH DISABIL-
ITIES If you are a person with a disability
who needs an accommodation in order to
participate in this proceeding, you are enti-
tled, 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 re-
ceiving 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 INFOR-
MATION NUMBERS

SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACI-
DADES Si usted es una persona con discapaci-
dad que necesita una adaptación para
poder participar en este procedimiento,
usted tiene el derecho a que se le propor-
cione cierta asistencia, sin incurrir en gastos.
Comuníquese con la Oficina de Ad-
ministración Judicial (Court Administra-
tion), 125 E. Orange Ave., Ste. 300, Daytona
Beach, FL 32114, (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 com-
parecencia 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 INFOR-
MACION JUDICIAL

WITNESS my hand and the seal of this
Court this 24th day of Dec, 2025.

Laura E. Roth

VOLUSIA COUNTY CLERK OF COURT
(SEAL) By /s/ Shawnee S. Smith

As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE,
SUITE #110
DEERFIELD BEACH, FL 33442
PHH18458-23/cam
January 8, 2026

26-000241

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019 11283 CIDL
WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PREMIUM
MORTGAGE ACQUISITION TRUST,
Plaintiff, vs.

WILLIAM D. ARD JR. A/K/A
WILLIAM DAVID ARD JR., et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure dated
February 21, 2020, and entered in 2019
11283 CIDL of the Circuit Court of the
SEVENTH Judicial Circuit in and for
Volusia County, Florida, wherein WILM-
INGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE
FOR PREMIUM MORTGAGE AC-
QUISITION TRUST is the Plaintiff and
WILLIAM D. ARD JR. A/K/A WIL-
LIAM DAVID ARD JR.; UNKNOWN
SPOUSE OF WILLIAM D. ARD JR.
A/K/A WILLIAM DAVID ARD 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 29, 2026, the following de-
scribed property as set forth in said Final
Judgment, to wit:

ALL THAT CERTAIN LAND LOT
3, BLOCK 316, DELTONA LAKES
UNIT SEVEN, ACCORDING TO
THE PLAT THEREOF, RECORD-

ED IN MAP BOOK 25, PAGES
149 THROUGH 162 INCLUSIVE,
OF THE PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.
Property Address: 1346 FERENDI-
NA DR, DELTONA, FL 32725

Any person claiming an interest in the sur-
plus from the sale, if any, other than the
property owner as of the date of the lis
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 as-
sistance. To request such an accommoda-
tion, please contact Court Administra-
tion in advance of the date the service is
needed: Court Administra-
tion, 101 N. Alabama
Ave, Ste D-305, Deland, FL 32724, (386)
257-6096. Hearing or voice impaired,
please call 711.

Dated this 6 day of January, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff

6409 Congress Ave, Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909

Service Email: fmail@raslg.com
By: S/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-283344 - EuE
January 8, 15, 2026

26-000251

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 11544 CIDL
FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE
FOR THE BENEFIT OF THE
FREDDIE MAC SEASONED LOANS
STRUCTURED TRANSACTION
TRUST, SERIES 2019-1,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF BERNICE P. BROCKMAN,
DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure dated
August 28, 2025, and entered in 2024
11544 CIDL of the Circuit Court of the
SEVENTH Judicial Circuit in and for
Volusia County, Florida, wherein FEDERAL
HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE
FOR THE BENEFIT OF THE
FREDDIE MAC SEASONED LOANS
STRUCTURED TRANSACTION TRUST, SE-
RIES 2019-1 is the Plaintiff and THE
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF BERNICE P. BROCK-
MAN, DECEASED; THE UNKNOWN
HEIRS, BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTER-
EST IN THE ESTATE OF LORI
BROCKMAN, DECEASED; APRIL
BROCKMAN A/K/A APRIL BROCK 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 27, 2026, the following de-
scribed property as set forth in said Final
Judgment, to wit:

LOT 4, BLOCK 1730, DELTONA
LAKES UNIT SIXTY-SIX, ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN
MAP BOOK 28, PAGES 124 THROUGH
127, INCLUSIVE, OF THE PUBLIC
RECORDS OF VOLUSIA COUN-
TY, FLORIDA.

Property Address: 927 LOREN
DRIVE, DELTONA, FL 32725
Any person claiming an interest in the sur-
plus from the sale, if any other than the
property owner as of the date of the lis
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 as-
sistance. To request such an accommoda-
tion, please contact Court Administra-
tion in advance of the date the service is
needed: Court Administra-
tion, 101 N. Alabama
Ave, Ste D-305, Deland, FL 32724, (386)
257-6096. Hearing or voice impaired,
please call 711.

Dated this 6 day of January, 2026.

By: S/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave, Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
23-173438 - MiM
January 8, 15, 2026

26-000261

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR VOLUSIA
COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 12260 CIDL
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.
ROBIN ZIARNIK SCHLICHT, et al.,
Defendant.

To:
ROBIN ZIARNIK SCHLICHT
162 MAPLE DRIVE, DEBARY, FL 32713
UNKNOWN SPOUSE OF ROBIN ZI-
ARNIK SCHLICHT
162 MAPLE DRIVE, DEBARY, FL 32713
MICHELLE T. JOHNSON
1215 N BENOIST FARMS RD, APT 107
WEST PALM BEACH FL 33411
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

THE EAST 88 FEET OF THE WEST
861 FEET OF THE SOUTH 55 FEET
OF THE NORTH 370 FEET OF
GOVERNMENT LOT 2, SECTION
8, TOWNSHIP 19 SOUTH, RANGE
30 EAST, VOLUSIA COUNTY,
FLORIDA, ALSO KNOWN AS LOT
23, BLOCK "D", LEISURE WORLD
PARK, ACCORDING TO EXHIBIT
"B" ATTACHED TO THE DECLARA-
TIONS OF COVENANTS, CON-

DITIONS OF THE RESTRICTIONS
AS RECORDED IN OFFICIAL
RECORD BOOK 1376, PAGE 599,
AND AMENDED IN OFFICIAL
RECORD BOOK 1386, PAGE 483,
AND AMENDED IN OFFICIAL RE-
CORD BOOK 1518, PAGE 304, AND
ALL AMENDMENTS THERETO
ALL RECORDED IN THE PUBLIC
RECORDS OF VOLUSIA COUNTY,
FLORIDA.

TOGETHER WITH A 1986
MANA MOBILE HOME VIN#S
336475C5649A AND 336475C5649B.
has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, if any, to it, on Sara Collins, Esq.,
McCalla Raymer Leibert Pierce, LLP, 225
East Robinson Street, Suite 155, Orlando,
FL 32801 and file the original with the
Clerk of the above- styled Court on or be-
fore JAN 20 2026 or 30 days from the first
publication, otherwise a Judgment may be
entered against you for the relief demanded
in the Complaint.

WITNESS my hand and seal of this
Court this 19th day of Dec, 2025.

LAURA E. ROTH, ESQ.

CLERK OF COURT OF
VOLUSIA COUNTY
As Clerk of the Court

BY: /s/ Shawnee S. Smith

Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-09960FL
January 8, 2026

26-000221

has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, 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 JAN 28 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 any accommodation in order to ac-
cess 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 sched-
uled 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 Dec 29, 2025.

Laura E. Roth

Clerk of said Court

(SEAL) By: /s/ Shawnee S. Smith

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#: 25-400509

January 8, 15, 2026

26-000211

FIRST INSERTION

Want to
reach new
move-ins?

There's a lot, right?

Advertise in
the Observer's 2026
Welcome to the Neighborhood
section to make sure they know
what your business can do.

Deadlines

- Space deadline: Jan. 19
- Publication date: Jan. 29
- Reprints available to new
move-ins for 4 months</

This week's Crossword answers

©2022 Universal Uclick

This week's Celebrity Cipher answers

Puzzle One Solution:
"Perhaps it's only when people are dead that we can safely show how much we cared about them."

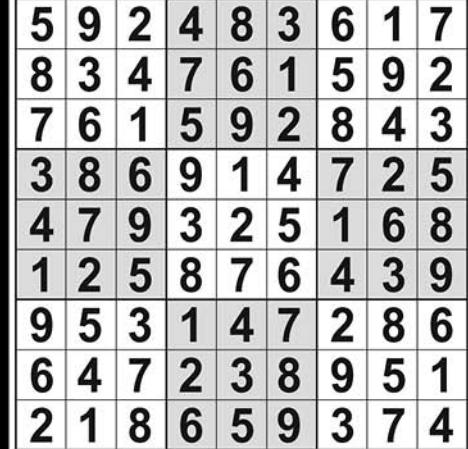
P.D. James

Puzzle Two Solution:
"In a field / I am the absence of field. / This is always the case. / Wherever I am / I am what is missing."

Mark Strand

Puzzle Three Solution:
"If you want a happy ending, that depends, of course, on where you stop your story."

Orson Welles

This week's Sudoku answers

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peekers' place

You're only cheating yourself.

Think print is extinct?

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SUBSEQUENT INSERTIONS**SECOND INSERTION**

NOTICE OF SALE
PURSUANT TO CHAPTER 45
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

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION

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](http://WWW.VOLUSIA.REALFORECLOSE.COM) the following

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

Fax: (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

SECOND 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 de-
scribed property in Volusia County, Florida:

1-18-31 PART OF SOUTH 1/2 OF
GOVT LOTS 11 TO 14 INCLUSIVE,
BEING THE WEST 165 FEET OF
THE EAST 4,842.17 FEET MEA-
SURED ON THE N/L OF THE
NORTH 653.20 FEET MEASURED
ON THE W/L, AKA LOT 15, BLOCK
E, QUAIL ROOST RANCHES UN-
RECORDED SUB NO. 202 PER
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 re-
quired to serve a copy of your written de-
fenses, 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 any accommodation in order to
participate in this proceeding, you are enti-
tled, 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 re-
ceiving 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

FL. pleadings@MWC-law.com

File#: 24-400440

January 1, 8, 2026 26-000031

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT

IN AND FOR VOLUSIA COUNTY,
FLORIDA

CASE NO.: 2024 13617 CIDL

WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FORSOUNDVIEW 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,

DECEASED; 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, Na-

tional Association as Trustee for Sound-

view 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-Red; Unknowns

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.; Ar-

lene Lewis Wright; Earle Stanley Lewis;

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated October 24, 2025, and entered in 2021 11555 CIDL of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CATHERINE E. BOWLEY A/K/A CATHERINE BOWLEY, DECEASED; GINA GASCA are the Defendant(s).

Laura E. Roth as the Clerk of the Circuit

Court will sell to the highest and best bid-

FLAGLER COUNTY LEGAL NOTICES

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 **SAFE HAVEN VETERINARY HOSPITAL**, located at 30 Lupi Ct. #109, in the City of Palm Coast, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 12/30/2025.
FLAGLER COASTAL VETERINARY SERVICES, PLLC
7763-331395
Jan. 8, 2026

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

CASE NO.: 2025 CA 000160

DIVISION: 49

JAMES A. HOGAN, et al

Plaintiffs

V.

KENNETH P. ASTON, JR., and LORI A.

ASTON,

Defendants.

NOTICE OF ACTION

TO: KENNETH P. ASTON, JR.

LORI A. ASTON

3147 N. Oceanshore Blvd.

Flagler Beach, FL 32136

YOU ARE HEREBY NOTIFIED that an Amended Complaint for Nuisance has been filed against you in this court and you are required to serve a copy of your written defenses, if any, to Dennis K. Bayer, attorney for Plaintiffs, whose address is 109 S. 6th Street, Flagler Beach, FL 32136 and file the original with the clerk in the above styled court on or before February 9, 2026; otherwise a default will be entered against you for the relief prayed for in the complaint.

This notice shall be published once each week for four consecutive weeks in The Observer, Palm

Coast, Flagler County, Florida on January 8, 2026; January 15, 2026; January 22, 2026; January 29, 2026.

WITNESS my hand and seal of said Court on this day of 1/5/2026

TOM BEXLEY
Clerk of the Court
By: /s/
Deputy Clerk
By: /s/

Dennis K. Bayer, Esq.

Florida Bar Number: 0512737
109 S. 6th Street, Suite 200

Flagler Beach, FL 32136

Phone: 386-439-2332

Email: dennis@bayerlegal.com

ATTORNEY FOR PLAINTIFFS

7763-331747

Jan. 8, 15, 22, 29, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Joy Ophelin** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No: 2019 / 484

Year of Issuance: 2019

Description of Property:

LOT 31, BLOCK 150, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGES 1

THROUGH 15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:

Janice Fike

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.com/TaxDeedAuction> on the 17th day of February, 2026 at 9 a.m.

Tom Bexley

Clerk of the Circuit Court & Comptroller of Flagler County, FL

By: Jannet Dewberry, Deputy Clerk

File # 25-040 TDC

7763-330222

Jan. 8, 15, 22, 29, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **Joy Ophelin** the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No: 2023 / 293

Year of Issuance: 2023

Description of Property:

LOT 4, BLOCK 88, DAYTONA NORTH, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGES 1 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:

Albert M Esposito (deceased)

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.com/TaxDeedAuction> on the 17th day of February, 2026 at 9 a.m.

Tom Bexley

Clerk of the Circuit Court & Comptroller of Flagler County, FL

By: Jannet Dewberry, Deputy Clerk

File # 25-041 TDC

7763-330223

Jan. 8, 15, 22, 29, 2026

NOTICE OF PUBLIC HEARING FOR SPECIAL USE PROJECT #2025110031

A request has been made by Anthemnet Holding, LLC for a Special Use Approval for a Telecommunications Tower on land owned by Florida Agricultural Museum located north of Old Kings Rd N and east of US HWY 1, Parcel #16-10-30-0000-01020-0010.

The subject property lies in the P&G

(Parks and Greenspace) District. Special Uses may be permitted in any zoning district provided application is made to the Planning and Development Board for its review and recommendation to the County Commission for final decision.

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

PLANNING AND DEVELOPMENT BOARD – February 10, 2026 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bldg. 2, Bunnell, Florida 32110 for recommendation to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS March 16, 2026 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bldg. 2, Bunnell, Florida 32110 for final decision.

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 Department, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Please reference application number above. Copies of the application, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 E. Moody Boulevard, Building 2, Bunnell, Florida 32110, telephone (386) 313-4009.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-331773
Jan. 8, 2026

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, 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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 683.13 feet; then, continuing along said centerline, N16°02'54"W a distance of 238.12 feet to the intersection of said centerline and the north 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 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 lying north of the north 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 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 lying north of the north 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 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 lying north of the north

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

The City Commission proposes to adopt Ordinance No. 2025-23 Entitled: **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 233.92 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

An application has been submitted to amend the Future Land Use Map (FLUM) designation for 233.92 acres of real property from Flagler County Agriculture, Conservation, and Mixed Use: High Intensity and City of Flagler Beach Low and Medium Density to City of Flagler Beach Low Density Residential and Commercial. All lands are located as depicted in the Location Map provided below.

The City Commission will hold a public hearing for the proposed FLUM amendment on

(1) **January 22, 2026*** at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers of City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of this hearing is for the City Commission to act upon Ordinance 2025-23;

(2) **February 26, 2026*** at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers of City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of this hearing is for the City Commission to act upon and adopt Ordinance 2025-23.

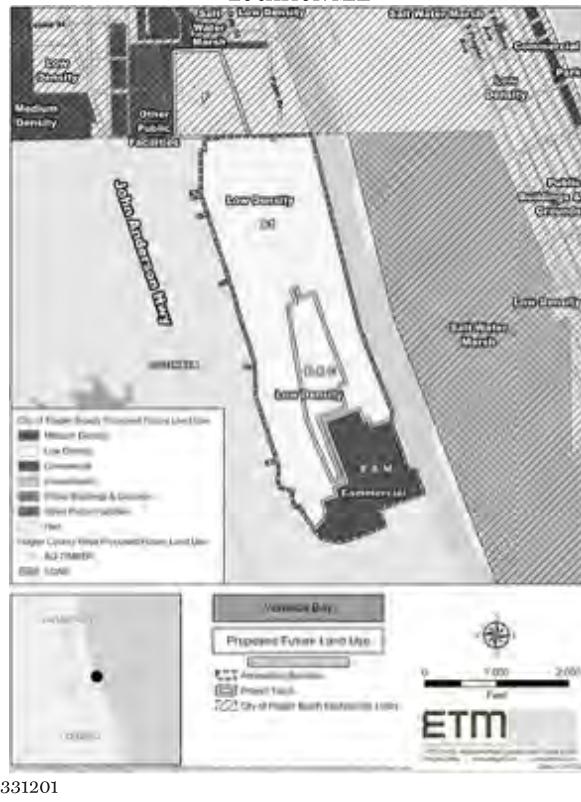
The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

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

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

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

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



7763-331201

Jan. 8, 15, 2026

CITY OF FLAGLER BEACH
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the City Commission of the City of Flagler Beach on

(1) **January 22, 2026** beginning at 5:30 PM or as soon thereafter as possible in the Commission Chambers at City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of this hearing is for the City Commission to act upon Ordinance No. 2025-21; and

(2) **February 26, 2026** beginning at 5:30 PM or as soon thereafter as possible in the Commission Chambers at City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of this hearing is to act upon and adopt Ordinance No. 2025-21; entitled:

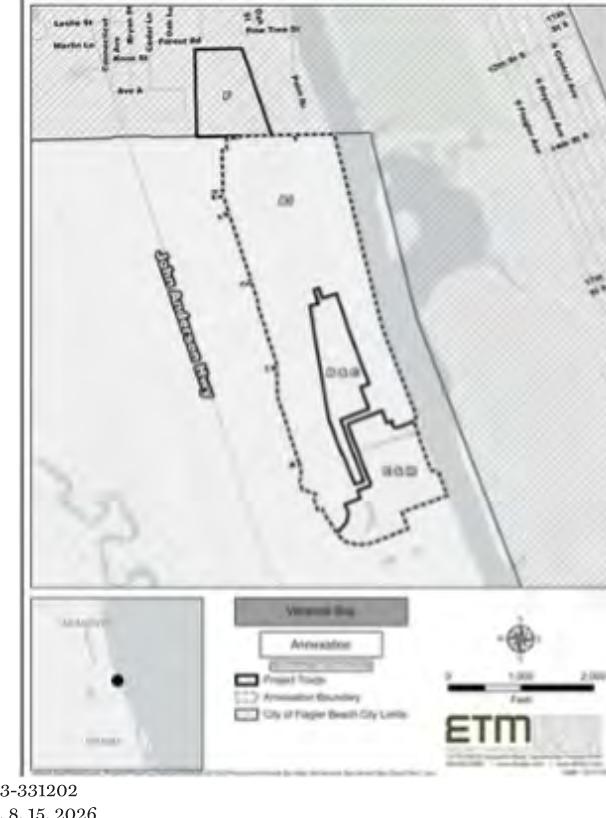
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 210.70 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF FLAGLER BEACH, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

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

Copies of the proposed Ordinance and legal description of the property by metes and bounds are available and may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. The subject property comprising of approximately 210.70 acres is located south of State Road 100/Moody Blvd, east of John Anderson Hwy and west of the Intracoastal Waterway, as depicted in the map below.

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

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



7763-331202

Jan. 8, 15, 2026

CITY OF FLAGLER BEACH
NOTICE OF PROPOSED ZONING MAP AMENDMENT

CITY COMMISSION PUBLIC HEARING

The City Commission proposes to adopt Ordinance No. 2025-24 Entitled: **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 234 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

An application has been submitted to amend the Zoning Map designation for 234 acres of real property from Planned Unit Development (PUD), Reserved (R), and Single Family Residential (R1) Zoning Districts to the Master Planned Development (MPD) Zoning District. All lands are located as depicted in the Location Map provided below.

The City Commission will hold a public hearing for the proposed Zoning Map amendment on

(1) **January 22, 2026*** at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers of City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of this hearing is for the City Commission to act upon Ordinance 2025-24;

(2) **February 26, 2026*** at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers of City Hall located at 105 S. 2nd Street, Flagler Beach, Florida. The purpose of this hearing is for the City Commission to act upon and adopt Ordinance 2025-24.

The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

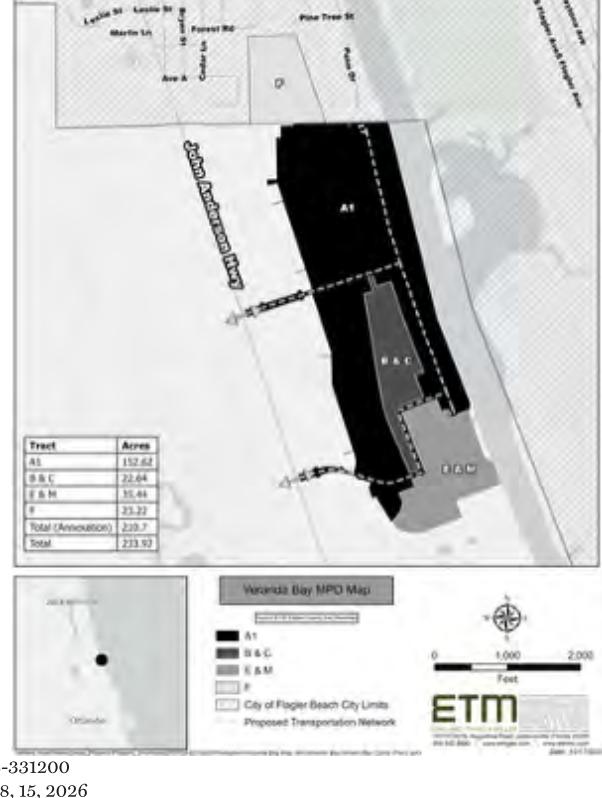
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

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

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

LOCATION MAP



7763-331200

Jan. 8, 15, 2026

SUBSEQUENT INSERTIONS

SECOND 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 addressed by such order are:

Name Address

Philip 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 DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is January 1, 2026.

Person Giving Notice:

Philip Seymour

905 Clinton Avenue

Washington Court House, Ohio 43160

Attorney for Person Giving Notice

Diane A. Vidal

Attorney

Florida Bar Number: 1008324

CHIUMETTO LAW

145 City Place, Suite 301

Palm Coast, FL 32164

Telephone: (386) 445-8900

Fax: (386) 445-6702

E-Mail: DVidal@legalteamforlife.com

Proserv@legalteamforlife.com

January 1, 8, 2026

26-00002G

SECOND 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.: 2025 CA-000149

CITIZENS BANK, N.A.,

Plaintiff, vs.

PAUL LAWRENCE MARCINKOSKI;

KATHY LYN TRIPPLETT; KEITH

TRIPPLETT,

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

PALM PINE GROVE - SECTION-28

PALM COAST, ACCORDING TO

THE MAP OR PLAT THEREOFE,

AS RECORDED IN PLAT BOOK

9, PAGES 51 THROUGH 66, IN-

CLUSIVE, OF THE PUBLIC RE-

CORDS 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

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