

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 you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 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, 15, 2026

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 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: 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
Secondary Email: dwargo@koreylawpa.com
January 8, 15, 2026

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:

1998 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, 15, 2026

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 a 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 CB3503029114 \$2,618.16
January 8, 2026

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, 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 A/K/A RICHARD JAMES SZAREJKO, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES 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 MAP BOOK 27, PAGE 101, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before JAN 20 2026, a date which is within thirty (30) days after the first publication of this Notice in 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 demand 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
By /s/ Shawnee S. Smith
As Deputy Clerk

Submitted by:
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-09890FL
January 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13963 PRDL
Division 10
IN RE: ESTATE OF LORETTA JEAN BARRETT
Deceased.

The administration of the estate of LORETTA JEAN BARRETT, deceased, whose date of death was May 8, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 January 8, 2026.

Personal Representative:
TRACEY LOUISE GRACE
Attorney for Personal Representative:
JOHN A.WILLIAMS, ESQ.
Florida Bar No. 0486728
The Law Offices of
John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail: john@johnawilliamslaw.com
Secondary E-Mail: service@johnawilliamslaw.com
January 8, 15, 2026

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.

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

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

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-318431
January 8, 15, 2026

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
MIDFLORIDA 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,
Defendants.

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 subdivision 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 Avenue, 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.

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. B-206, 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.

DATE: January 5, 2026

LAURA E. ROTH
Clerk of Circuit Court
By: Shawnee S. Smith, Deputy Clerk
Gregory A. Sanoba, Esquire
422 South Florida Avenue
Lakeland, Florida 33801
January 8, 15, 2026

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 Frontline Arbor Co. located at 4075 N US Highway 17 in the City of Deland, Volusia, FL 32720 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of January, 2026
Frontline Crane Services LLC
Shawn Kingery
January 8, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
CASE #2025 13512 PRDL
IN RE: THE ESTATE OF RICHARD ALEXANDER ROBERTS, aka RICHARD ROBERTS, Deceased.

The administration of the estate of Richard Alexander Roberts, aka Richard Roberts deceased, whose date of death was September 2, 2025 is pending in the Circuit Court of Volusia County, Florida, the address of which is 101 N Alabama Ave, DeLand FL 32724101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claim 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.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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: January 8, 2026.

Personal Representative:
Katherine Ahlene Nielsen
633 Art Center Ave, New Smyrna Beach FL 32168
Attorney For Personal Representative:
JOHN A. GRANT, JR.
FL Bar No. 107989
10025 Orange Grove Dr
Tampa FL 33618
Telephone: (813) 787-9900
E-Mail: john.grant@johngrant.net
January 8, 15, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12496 PRDL
IN RE: ESTATE OF SUSAN M. TEDRICK
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 DECEDENT'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. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 250-2990
January 8, 15, 2026

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



NOTICE OF PUBLIC SALE

The following personal property of Matias Calva Calva and Angelica Leal, herein described, on the 22nd day of January, 2026, at 10:00 a.m., on the property located at 396 Circle Drive, Volusia County, DeLand, Florida 32724, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1982/LIBE Mobile Home
VIN No.: 10L15509
Title No.: 0020066654
All Other Personal Property Therein
PREPARED BY:
Charles Lovings, Attorney
Vector Law PLLC
1309 Thomasville Road, Suite 302
Tallahassee, Florida 32303
7764-330226
Jan. 8, 15, 2026

NOTICE OF PUBLIC SALE

The following personal property of Jorge Juarez and Rickey Jo Cole, herein described, on the 22nd day of January, 2026, at 10:00 a.m., on the property located at 148 Seabreeze Manor Court, Volusia County, Daytona Beach, Florida 32114, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1964/RITZ Mobile Home
VIN No.: 0367724
Title No.: 0007731397
All Other Personal Property Therein
PREPARED BY:
Charles Lovings, Attorney
Vector Law PLLC
1309 Thomasville Road, Suite 302
Tallahassee, Florida 32303
7764-330390
Jan. 8, 15, 2026

NOTICE OF PUBLIC MEETING ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the One Daytona Community Development District ("District") will hold its regular meeting on **Friday, January 16, 2026, at 10:00 a.m.** at International Motorsports Center, located at One Daytona Boulevard, Daytona Beach, FL 32114. 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 www.OneDaytonaCDD.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Meetings may be cancelled from time to time without advertised notice.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 723-5900, at least 48 hours before 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 the appeal is based.

Jane Gaarlandt
District Manager

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 12496 CICI
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM6,
Plaintiff, vs.
KARISSA PATRICE LEE; HARBOUR BEACH RESORT CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; IVAN LEE, Defendant(s)
To the following Defendant(s):
KARISSA PATRICE LEE (LAST KNOWN ADDRESS)
701 S. ATLANTIC AVE # 504
DAYTONA BEACH, FLORIDA 32118
KARISSA PATRICE LEE
3740 SWAN CREEK DRIVE
PORTAGE, MI 49024
IVAN LEE
LAST KNOWN ADDRESS)
701 S. ATLANTIC AVE # 504
DAYTONA BEACH, FLORIDA 32118
IVAN LEE
3740 SWAN CREEK DRIVE
PORTAGE, MI 49024
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

UNIT 504 OF HARBOUR BEACH RESORT, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3984, PAGE(S) 2153, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

a/k/a 701 S. ATLANTIC AVE # 504,,

7764-328645
Jan. 8, 2026

NOTICE TO PATIENTS OF DR. ARLETTY SMITH

Effective January 16, 2026, Dr. Arletty Smith will no longer be practicing with Complete Health. To ensure there is no interruption in patient's care, the clinic will welcome a new provider prior to her departure. In addition, Kristine Ilgenfritz, PA-C, and Casey Wilson, PA-C, will also continue to care for her patients as part of her care team.

Patient medical records will be maintained and available at 77 W. Granada Blvd., Ormond Beach, FL 32174. Patients may contact (800) 659-4035 or visit completehealth.com/ medical-records to request copies of their medical records.

7764-330189
Jan. 1, 8, 15, 22, 2026

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date January 23, 2026 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13272 1966 Chriscraft FL6184AC Hull ID#: FXA310054 inboard pleasure gas fiberglass 31ft R/O Jeremy Michael Wilson Lienor: St Johns Riviera LLC 2760 Botts Landing Rd Deland 7764-330845
Jan. 1, 8, 2026

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

NOTICE OF ACTION

BEFORE THE DIVISION OF PARIMUTUEL WAGERING
IN RE: Sections 550.0251(6), and 551.112, Florida Statutes.
STANKO BOGOVICH
622 McIntosh Road
Ormond Beach, Florida 32174
CASE NO.: 2024-064428
LICENSE NO.: N/A

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

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

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

7764-329771
Dec. 18, 25, 2025

DAYTONA BEACH, FLORIDA 32118

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before JAN 23 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

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

LAURA E. ROTH
As Clerk of the Court
(SEAL) BY /s/ Shawnee S. Smith
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00915 SM, LLC
January 8, 15, 2026

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This week’s Crossword answers

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C	A	R	P	E	T		M	E	E	T	A	T			H	E	A	D	I	N	
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P	U	F	F	A	D	D	E	R	S				L	A	T	K	E		T	A	
F	R	I	E	S			B	E	A		S	O	P	H	I	E		I	C	E	
L	A	D	Y		B	I	R	D	S		T	A	P	E	D	R	I	V	E	S	
A	N	D		A	L	O	O		S	H	A	K	E	R			N	E	S	T	
G	U	L	P		D	O	W	N			A	G	E	S		S	A	N			
		S	E	L	E	N	A		S	P	I	E	D		N	O	H	E	L	P	
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T	R	E	N	D	S				H	E	A	P	E	D		S	E	A	W	A	Y

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This week’s Celebriy 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

5	9	2	4	8	3	6	1	7
8	3	4	7	6	1	5	9	2
7	6	1	5	9	2	8	4	3
3	8	6	9	1	4	7	2	5
4	7	9	3	2	5	1	6	8
1	2	5	8	7	6	4	3	9
9	5	3	1	4	7	2	8	6
6	4	7	2	3	8	9	5	1
2	1	8	6	5	9	3	7	4

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peekers’ place

You’re only cheating yourself.

SECOND 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 TEH 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

CASE NO.: 2025 11026 CICI

CIRCUIT CIVIL DIVISION

GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLCI, 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 BBPLCI 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 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

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

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 described property in Volusia County, Florida: 1-18-32 PART OF SOUTH 1/2 OF GOV'T 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 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 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

SECOND 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.

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 24 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 21-012722 - ErS January 1, 8, 2026

26-000041

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 2021 11555 CIDL

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs.

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; HAROLD F. BOWLEY III; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FLORIDA HOUSING FINANCE CORPORATION; SHAUNTA BOWLEY, AS PERSONAL REPRESENTATIVE OF 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 bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on January 22, 2026,

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, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 24 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 21-012722 - ErS January 1, 8, 2026

26-000041

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2021 11555 CIDL

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs.

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; HAROLD F. BOWLEY III; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FLORIDA HOUSING FINANCE CORPORATION; SHAUNTA BOWLEY, AS PERSONAL REPRESENTATIVE OF 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 bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on January 22, 2026,

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, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 24 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 21-012722 - ErS January 1, 8, 2026

26-000041

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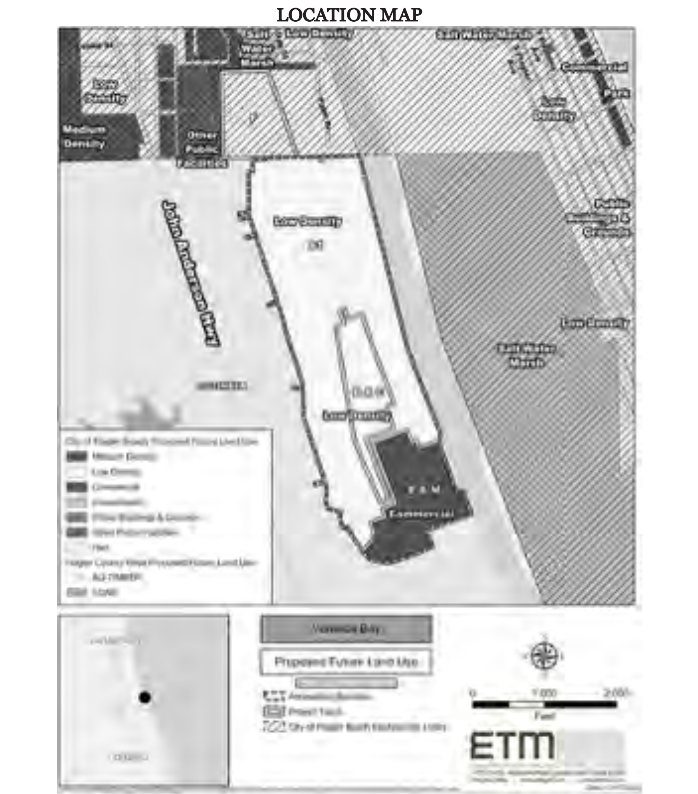
CITY OF FLAGLER BEACH
NOTICE OF FUTURE LAND USE MAP AMENDMENT
CITY COMMISSION
PUBLIC HEARING

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.



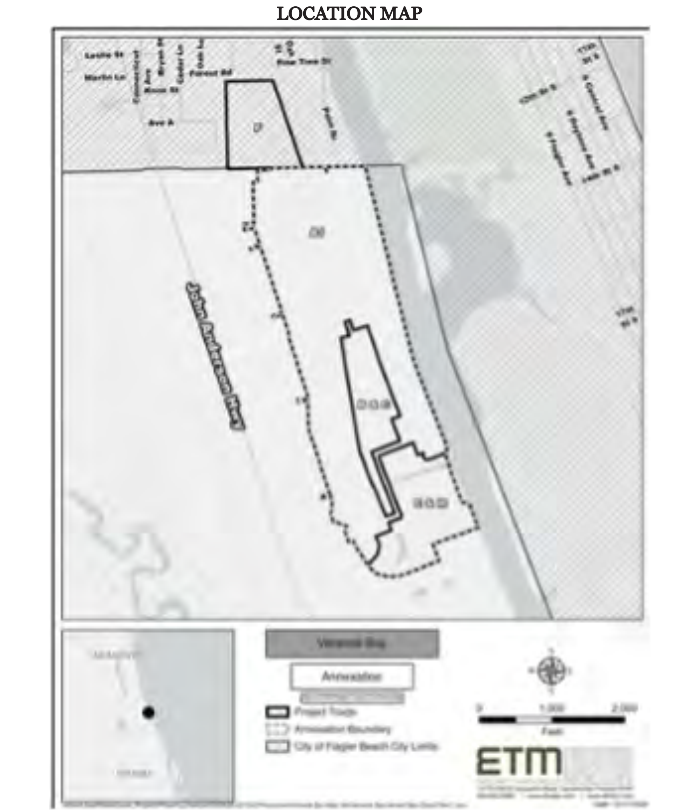
7763-331201
Jan. 8, 15, 2026

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.



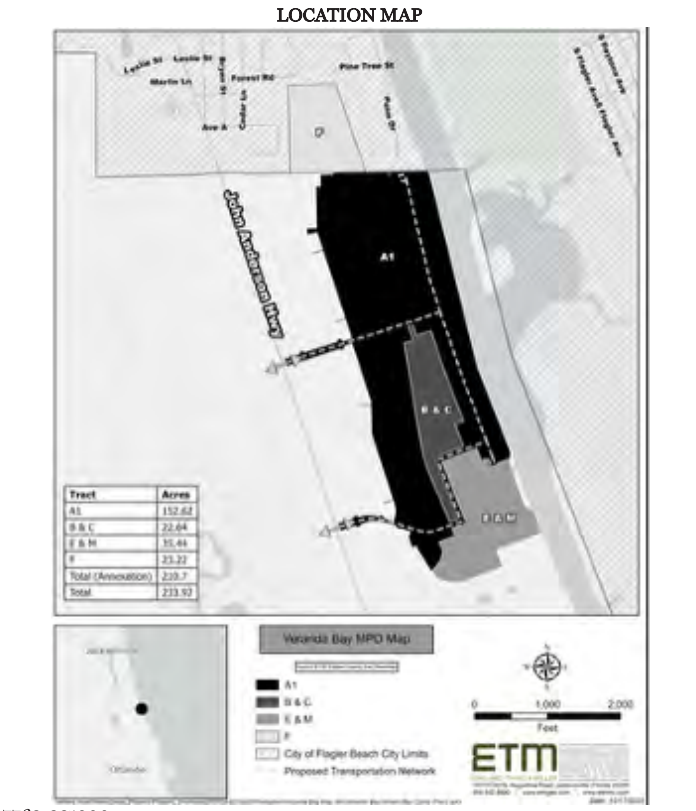
7763-331202
Jan. 8, 15, 2026

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.



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 ex-
empt and non-exempt assets of the estate
is \$54,859.11 and that the names and ad-
dresses of those to whom it has been as-
signed 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 NO-
TIFIED 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 pay-
ment 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. NOTWITHSTAND-
ING ANY OTHER APPLICABLE TIME
PERIOD, ANY CLAIM FILED TWO (2)
YEARS OR MORE AFTER THE DECE-
DENT'S DATE OF DEATH IS BARRED.

The date of first publication of this No-
tice 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
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
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 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, 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 locat-
ed 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 par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Please contact ADA Coordina-
tor, 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 receiv-
ing 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

SECOND 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 Condo-
minium at Grand Haven, Phase 1,
according to the Declaration of Con-
dominium recorded in Official Re-
cords 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 RIV-
ERFRONT 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 ac-
commodations in order to participate in
these proceedings, you are entitled, at no
cost to you, to the provisions of certain
assistance. Please contact ADA Coordina-
tor at least 7 days before your scheduled
appearance, or immediately upon receiv-
ing 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.: 125279
Attorney for Plaintiff
January 1, 8, 2026 26-00003G

SECOND 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 Condo-
minium at Grand Haven, Phase 1,
according to the Declaration of Con-
dominium recorded in Official Re-
cords 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 RIV-
ERFRONT 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 ac-
commodations in order to participate in
these proceedings, you are entitled, at no
cost to you, to the provisions of certain
assistance. Please contact ADA Coordina-
tor at least 7 days before your scheduled
appearance, or immediately upon receiv-
ing 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.: 125279
Attorney for Plaintiff
January 1, 8, 2026 26-00004G

SECOND 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 NO-
TIFIED 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 pay-
ment 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. NOTWITHSTAND-
ING ANY OTHER APPLICABLE TIME
PERIOD, ANY CLAIM FILED TWO (2)
YEARS OR MORE AFTER THE DECE-
DENT'S DATE OF DEATH IS BARRED.

The date of first publication of this No-
tice 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
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
January 1, 8, 2026 26-00006G

SECOND 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 Re-
serve Drive, Bunnell, FL 32110

pursuant to the Final Judgment of Fore-
closure 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 Mortgagor, 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 pro-
ceeding, you are entitled, at no cost to you,
to the provision of certain assistance. To re-
quest such an accommodation, please con-
tact Court Administration in advance of the
date the service is needed: Court Adminis-
tration, 101 N. Alabama Ave., Ste. D-305,
DeLand, FL 32724, (386) 257-6096. Hear-
ing or voice impaired, please call 711.

SUBMITTED on this 23rd day of De-
cember, 2025.

OF COUNSEL:
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
January 1, 8, 2026 26-00001G



Email your Legal Notice
legal@observerlocalnews.com

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