

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000361 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KAREN D. JACKSON, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2025, and entered in 2024 CA 000361 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1 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 KAREN D. JACKSON, DECEASED; DAVID HAIRELSON are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on February 06, 2026, the following described property as set forth in said Final Judgment, to wit:	LOT 8, BLOCK 7, PALM COAST, MAP OF ROYAL PALMS, SECTION 31 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 43 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 29 RIPPLING BROOK RD, PALM COAST, FL 32164 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 12 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: flmail@raslg.com 24-196126 - ErS January 15, 22, 2026 26-00014G

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000228 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LINDA S. GREENE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 06, 2025, and entered in 2024 CA 000228 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LINDA S. GREENE are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on February 06, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 30, PLANTATION BAY 1-A, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 40 THROUGH 48, INCLUSIVE, OF THE PUBLIC RE-	CORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 30 LANDINGS LN #30, ORMOND BEACH, FL 32174 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 12 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: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-196649 - RaO January 15, 22, 2026 26-00015G

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000030 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. VITA KRAMARENKO A/K/A V KRAMARENKO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 04, 2025 in Civil Case No. 2025 CA 000030 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Vita Kramarenko a/k/a V Kramarenko, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 6th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 7, Block 17, ROYAL PALMS SECTION 33, PALM COAST, according to the plat thereof recorded in Plat Book 10, Pages 67 through 77, of the Public Records of Flagler County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10608FL January 15, 22, 2026 26-00012G	FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000808 Division 48 IN RE: ESTATE OF JOHN JOSEPH ROSS, Deceased. The administration of the estate of JOHN JOSEPH ROSS, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, under a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 15, 2026. JOAN BEATY Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 The Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com January 15, 22, 2026 26-00009G

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 9th day of February 2026, for the purpose of Second and Final Reading for Ordinance 2026-03, before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-03

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

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City’s website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

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

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 CA 000184 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ROBERTO ROTGER, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRINGBOARD CDFI; UNKNOWN SPOUSE OF ROBERTO ROTGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 06 day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL 32164 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER	THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096 Hearing or voice impaired, please call 711. Dated this 09 day of January 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-01123 January 15, 22, 2026 26-00010G

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 Somex Systems located at 59 Flagler Drive in the City of Palm Coast, Flagler, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of January, 2026 James A. Sommer January 15, 2026 26-00011G	

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 Painting Mamas Co located at 7 Poinsettia Lane in the City of Palm Coast, Flagler, FL 32164-6765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of January, 2026 Christopher M Walden January 15, 2026 26-00013G	

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 26th day of January 2026, for the purpose of Second and Final Reading of Ordinance 2026-01 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-01

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 0.23+/- ACRES, BEARING PARCEL ID: 12-12-30-0650-000A0-0102 AND LOCATED AT 325 OLD BRICK ROAD IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "MIXED USE: HIGH INTENSITY" TO CITY OF BUNNELL "COMMERCIAL-MEDIUM"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City’s website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

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



7763-331181
Jan. 15, 2026

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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 Ridgewood Rapid Wash, located at 921 S Ridgewood Ave, in the City of Edgewater, Volusia County, FL 32132, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/12/2026.
Ridgewood Laundry LLC
7764-332379
Jan. 8, 2026

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 SUNSHINE CLEANING, located at 527 Daiquiri Place, in the City of Daytona Beach, Volusia County, FL 32124, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/12/2026.
NL&MT SERVICES LLC
7764-332458
Jan. 15, 2026

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 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 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



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FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 10833 CIDL
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. WAYNE J RUSSELL, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 18, 2025 in Civil Case No. 2025 10833 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Wayne J Russell, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Unit C-135, Pine Valley Condominium Association Inc. f/k/a Sugar Mill Golf Townhouses, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1745, Page 127, and Revised Declaration of Condominium recorded in Official Records Book 4293, Page 4840, and all amendments thereto, and as also recorded in Plat Book 33, Pages 116 through 129, of the Public Records of Volusia County, Florida, together with its undivided share in the common elements.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.
/s/ Sara Collins
Sara Collins, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 E. Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1673
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 53992
25-11239FL
January 15, 22, 2026 26-00038I

FIRST INSERTION
AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION
Case No.: 2025 10862 CICI
YBOR PRIVATE MORTGAGE, LLC, a Florida limited liability company, Plaintiff, vs. RE EQUITY INVESTMENT GROUP LLC, a Florida limited liability company, JONATHAN PAULINO, an individual and UNKNOWN TENANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2025 10862 CICI on December 10, 2025, in the Seventh Judicial Circuit Court, in and for Volusia County, Florida, wherein Ybor Private Mortgage, LLC, Plaintiff, and RE Equity Investment Group LLC, Defendant, will sell to the highest and best bidder for cash, the real property situated in Volusia County, Florida, described below to the highest bidder, for cash, www.volusia.realforeclose.com at 11:00 A.M. on the 28th day of January 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 2, except the North 25 feet of the West 60 feet thereof, and except the North 20 feet of the East 40 feet thereof, and all of Lot 3, and all of Lot 12, and all of Lot 13, except the West 5 feet of the North 20 feet thereof, and all of Lot 14, except the West 5 feet thereof, Block 9, ALLANDALE, according to the map or plat thereof as recorded in Map Book 4, Page 146, Public Records of Volusia County, Florida. Together with that portion of the Easterly 1/2 of Allan Avenue vacated in Deed Book 419, Page 139, Public Records of Volusia County, Florida, as adjoins said property.
and
The land lying Easterly of Lots 12, 13 and 14, lying between Riverside Drive and the Halifax River Block 9, Allandale, according to the map or plat thereof as recorded in Map Book 4, Page 146, Public Records of Volusia County, Florida.
Property Address: 5202 Riverside Drive, Port Orange, FL 32127
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
/s/ Frank A. Lafalce
FRANK A. LAFALCE, ESQUIRE
FRANK A. Lafalce, Esquire
flafalce@anthonyandpartners.com
C. PAIGE ANDRINGA
Florida Bar No.: 1028374
cpandringa@anthonyandpartners.com
Anthony & Partners, LLC
100 S. Ashley Drive, Ste 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff
January 15, 22, 2026 26-00039I

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 14084 CIDL
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DARLENE A. TREMBLAY A/K/A DARLENE ANN TREMBLAY, DECEASED; MATTHEW TREMBLAY; AMY HOULIHAN; JUSTIN LEE TREMBLAY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Darlene A. Tremblay a/k/a Darlene Ann Tremblay, deceased
421 South Blue Lake Avenue
Deland, Florida 32724
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 1, WEST OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 44, AT PAGE 92, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Street Address: 421 South Blue Lake Avenue, Deland, Florida 32724
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 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 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 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 26-00021I

This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
"West Side Story" would change my life forever ... I felt such joy when I was on the stage."
Rita Moreno

Puzzle Two Solution:
"Singin' in the Rain" (1952) and childbirth were the two hardest things I ever had to do in my life."
Debbie Reynolds

Puzzle Three Solution:
"I was born and raised to entertain other people. I've heard laughter and applause and known a lot of sorrow."
Donald O'Connor

This week's Sudoku answers

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

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peekers' place

You're only cheating yourself.

SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2019 11283 CIDL
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and WILLIAM D. ARD JR. A/K/A WILLIAM 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 described 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-

SECOND INSERTION
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 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 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: flmail@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 26-00025I

SECOND 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 ZIARNIK SCHLICHT
162 MAPLE DRIVE, DEBARY, FL 32713
MICHELLE T. JOHNSON
331 SAN JUAN AVE, DAYTONA BEACH, FL 32114
MICHELLE T. JOHNSON
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 DECLARATIONS OF COVENANTS, CON-

NOTICE 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 RECORD 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 required to serve a copy of your written defenses, 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 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 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, 15, 2026 26-00022I

TREASURES

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SUBSEQUENT INSERTIONS

SECOND 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, 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, 202626-00011I

SECOND 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 LO-RETTA 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, 202626-00015I

Submitted by:

JOHN A.WILLIAMS, ESQ.
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, 202626-00015I

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SECOND 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. 732.2211.
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, 202626-00013I

Submitted by:

JOHN A. GRANT, JR.
10025 Orange Grove Dr
Tampa FL 33618
Telephone: (813) 787-9900
E-Mail: john.grant@johngrant.net
January 8, 15, 202626-00013I

SECOND 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, 202626-00018I

Submitted by:

MATTHEW T. MORRISON
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 250-2990
January 8, 15, 202626-00018I

SECOND 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 you 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

Submitted by:

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, 202626-00012I

SECOND 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 PROAMANCE, 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, 202626-00016I

Submitted by:

GREGORY A. SANOBA, ESQUIRE
422 South Florida Avenue
Lakeland, Florida 33801
January 8, 15, 202626-00016I

SECOND 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

Submitted by:

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, 202626-00009I

SECOND 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, 202626-00014I

Submitted by:

CHRISTINE REBECCA HAMPTON
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, 202626-00014I

SECOND 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, 202626-00019I

Submitted by:

J. MATTHEW BOBO
LUTZ, BOBO & TELFAIR, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3223)
January 8, 15, 202626-00019I

SECOND 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,,

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, 202626-00017I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 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, GRANTEES, 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, SERIES 2019-1 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 BERNICE P. BROCKMAN, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST 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

Submitted by:

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

SECOND 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 RESIDENCE 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. (CURRENT 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, ACCORDING TO THE PLAT THEREOF, RECORDED 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 required to serve a copy of your written defenses, 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 immediately 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 access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Submitted by:

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, 15, 202626-00024I

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, 202626-00017I

highest and best bidder for cash at www.volusia.realestate.com, at 11:00 AM, on January 27, 2026, the following described 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 COUNTY, FLORIDA.
Property Address: 927 LOREN DRIVE, DELTONA, FL 32725
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 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: flmail@raslg.com
23-173438 - MIM
January 8, 15, 202626-00026I

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.
REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.
THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una person con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia. Por lo tanto, si usted tiene una discapacidad al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.
ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
WITNESS my hand and the seal of this Court this 24th day of Dec, 2025.
Laura E. Roth
VOLUSIA COUNTY CLERK OF THE 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, 15, 202626-00024I

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000361 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KAREN D. JACKSON, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2025, and entered in 2024 CA 000361 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1 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 KAREN D. JACKSON, DECEASED; DAVID HAIRELSON are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on February 06, 2026, the following described property as set forth in said Final Judgment, to wit:	LOT 8, BLOCK 7, PALM COAST, MAP OF ROYAL PALMS, SECTION 31 ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 43 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 29 RIPPLING BROOK RD, PALM COAST, FL 32164 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 12 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: flmail@raslg.com 24-196126 - ERS January 15, 22, 2026 26-00014G

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024 CA 000228 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LINDA S. GREENE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 06, 2025, and entered in 2024 CA 000228 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and LINDA S. GREENE are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on February 06, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 30, PLANTATION BAY 1-A, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 40 THROUGH 48, INCLUSIVE, OF THE PUBLIC RE-	CORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 30 LANDINGS LN #30, ORMOND BEACH, FL 32174 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 12 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: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-196649 - RaO January 15, 22, 2026 26-00015G

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000030 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. VITA KRAMARENKO A/K/A V KRAMARENKO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 04, 2025 in Civil Case No. 2025 CA 000030 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Vita Kramarenko a/k/a V Kramarenko, et al, are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 6th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 7, Block 17, ROYAL PALMS SECTION 33, PALM COAST, according to the plat thereof recorded in Plat Book 10, Pages 67 through 77, of the Public Records of Flagler County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-10608FL January 15, 22, 2026 26-00012G	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000808 Division 48 IN RE: ESTATE OF JOHN JOSEPH ROSS, Deceased. The administration of the estate of JOHN JOSEPH ROSS, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 15, 2026. JOAN BEATY Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 The Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com January 15, 22, 2026 26-00009G

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 26th day of January 2026, for the purpose of First Reading for Ordinance 2026-03, before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-03

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

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

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

7763-331948
Jan. 15, 2026

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 CA 000184 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ROBERTO ROTGER, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRINGBOARD CDFI; UNKNOWN SPOUSE OF ROBERTO ROTGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 06 day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL 32164 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER	THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096 Hearing or voice impaired, please call 711. Dated this 09 day of January 2026. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-01123 January 15, 22, 2026 26-00010G

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number §65.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Somex Systems located at 59 Flagler Drive in the City of Palm Coast, Flagler, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of January, 2026 James A. Sommer January 15, 2026 26-00011G	

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number §65.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Painting Mamas Co located at 7 Poinsettia Lane in the City of Palm Coast, Flagler, FL 32164-6765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of January, 2026 Christopher M Walden January 15, 2026 26-00013G	

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 26th day of January 2026, for the purpose of Second and Final Reading of Ordinance 2026-01 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.
ORDINANCE 2026-01
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 0.23+/- ACRES, BEARING PARCEL ID: 12-12-30-0650-000A0-0102 AND LOCATED AT 325 OLD BRICK ROAD IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "MIXED USE: HIGH INTENSITY" TO CITY OF BUNNELL "COMMERCIAL-MEDIUM"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.
ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.
NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

7763-331181
Jan. 15, 2026

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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 Chia Pop Designs, located at 3 Ryken Ln, in the City of Palm Coast, Flagler County, FL 32164, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/7/2026.
Chia Pop Designs
7763-331991
Jan. 15, 2026

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 Coastal Air Duct & Dryer Vent Services, located at 11 Buffalo Grove Dr, in the City of Palm Coast, Flagler County, FL Boris Ruiz, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/12/2026.
Coastal Pro Ventures LLC
7763-332394
Jan. 15, 2026

NOTICE OF SELF STORAGE UNIT SALE
Go Store It 4601 E. Moody Blvd Suite A7

Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on February 10, 2026 at 2:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com
P29 John Rydell
58 Darrius Givens
62 Timothy King
104 Cynthia Hrnciar
141 Terrie Rising
298 Martin Nunez
7763-331189
Jan. 15, 22, 2026

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF INFORMATION MEETING WHICH INCLUDES MULTIPLE SUPERVISORS
Notice is hereby given, pursuant to Florida Statutes §286.011 that two or more of the members of the Board of Supervisors of the Grand Haven Community Development District ("District") may be in attendance at the following activity:

Two information sessions on the District's Pilot Underground Utilities Threat Mitigation and Tree Relocation Project on January 28, 2026 at 2001 Waterside Parkway, Palm Coast, Florida 32137 in the Grand Haven Room from

4:30 to 6:15 and from 6:30 to 8 PM that will be open to all residents.

The information sessions are not a meeting of the District, and the Board will not convene for purposes of taking action on matters of District business, nor will the Supervisors present discuss District business between themselves. The matters that could be discussed relate to some future action to be considered by the Board of Supervisors. Accordingly, this notice is given in compliance with Florida Statutes §286.011.

David C. McInnes
District Manager
7763-332596
Jan. 15, 2026

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CA 000160
DIVISON: 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
pleadings@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 Opheim 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 Opheim 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



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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.

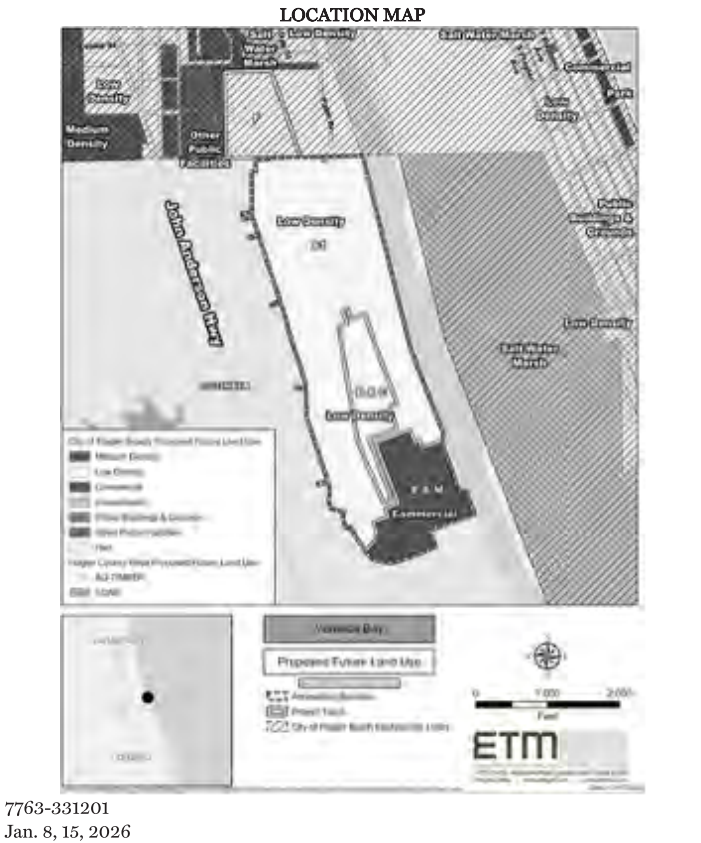
The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

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.



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:

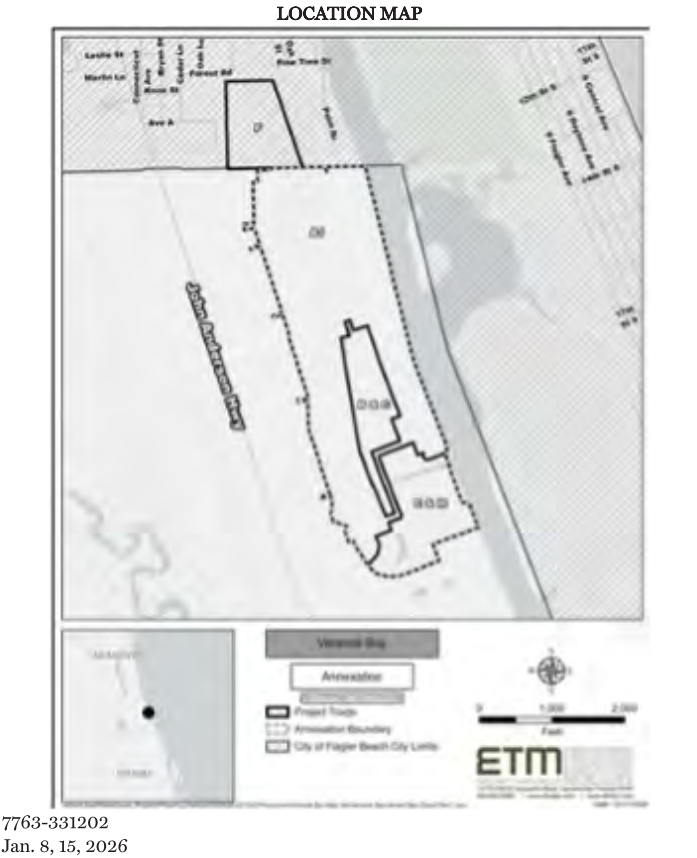
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 210.70 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE AND LYING 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.



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.

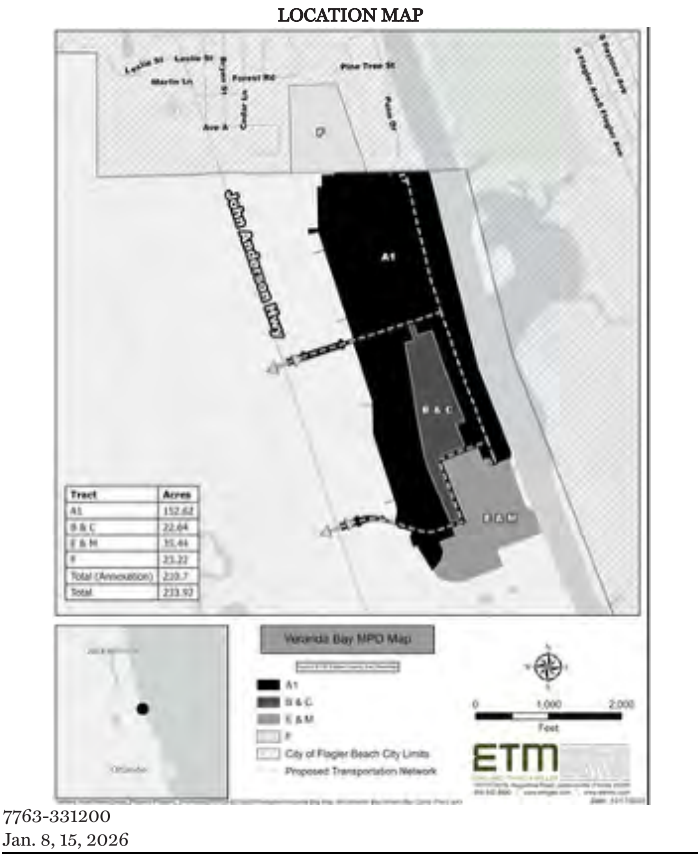
The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

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.



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This week's Crossword answers

A	T	M	S		S	L	A	W		S	T	E	E	L		C	H	I			
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peekers' place

You're only cheating yourself.

This week's Celebrity Cipher answers

Puzzle One Solution:

"West Side Story" would change my life forever ... I felt such joy when I was on the stage."

Rita Moreno

Puzzle Two Solution:

"Singin' in the Rain" (1952) and childbirth were the two hardest things I ever had to do in my life."

Debbie Reynolds

Puzzle Three Solution:

"I was born and raised to entertain other people. I've heard laughter and applause and known a lot of sorrow."

Donald O'Connor

This week's Sudoku answers

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

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY,
FLORIDA, PROBATE DIVISION
File No. 2025 CP 00728
IN RE: ESTATE OF
ANDRE J. BOELE, II aka
ANDRE J. BOELE, JR. aka
ANDRE J. BOELE,
Deceased.

The administration of the Estate of AN-DRE J. BOELE, II aka ANDRE J. BOELE, JR. aka ANDRE J. BOELE, Deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Boulevard, Bldg. 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE 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 § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is January 8, 2026.

Personal Representative:
Belinda L. Woythaler
6788 East Entwood Court
Inverness, Florida 34453

Attorney for Personal Representative:
R. Wesley Bradshaw
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450
Telephone (352) 726-1211
FBN: 977845
January 8, 15, 2026 26-00007G