

PUBLIC NOTICES

THURSDAY, JANUARY 22, 2026

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 11423 PRDL
Division Probate
IN RE: ESTATE OF
CAROL ANN DALY
Deceased.

The administration of the estate of Carol Ann Daly, deceased, whose date of death was September 21, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 22, 2026.

Personal Representative:
Patricia Gaitan
2770 Coastal Bay Drive, #102
Orange City, Florida 32763
Attorney for Personal Representative:
Michael Newman, Esq.
Florida Bar Number: 0090114
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746
Telephone: (407) 413-2588
E-Mail: attynewman@outlook.com
Secondary E-Mail:
cynthia@flestateparalegal.com
January 22, 29, 2026 26-000471

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13728 PRDL
IN RE: ESTATE OF
ALLEN KENT, JR.
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, 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 unmatured, 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.

EVERY 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: ALLEN KENT, Jr., File Number 2025 13728 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.

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

Date of death of the decedent is: 10/05/2025.

The date of first publication of this notice is: 1/22/2026.

The second week of publication is: 1/29/2026.

Personal Representative(s):
Michelle Suzette Martinez Rodriguez,
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 33831
Telephone: (863) 250-2990
January 22, 29, 2026 26-000461

FIRST INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025-13726 FMDL

In Re: The Marriage of
David Alfredo Aveiga Sosa,
Petitioner and
Iter Francisco Veliz Garcia,
Respondent

TO: Iter Francisco Veliz Garcia
Unknown

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

David Alfredo Aveiga Sosa

5 Pelican Dr
Edgewater, FL 32141

on or before October 3, 2025 and file the original with the Clerk of the Circuit Court at P.O. Box 6043, DeLand, FL 32721-6043 before service on Petitioner or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: August 19, 2025.

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

Deputy Clerk

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

CL-0745-1912

Jan. 22, 29; Feb. 5, 12, 2026 26-000431

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

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

CASE NO. 2025 10652 CIDL

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.

ESTATE OF DAVE GARRETT ORAMA;
et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 16, 2025, and entered in Case No. 2025 10652 CIDL of the Circuit Court in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and ESTATE OF DAVE GARRETT ORAMA; AQUA FINANCE, INC.; SUSAN JANICE SANTOS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT(s) TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.reaforeclose.com, 11:00 a.m., on February 17, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 17 AND 18, BLOCK D, STETSON HOMES ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10,

PAGE 79, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2),

this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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 persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menor de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED January 15, 2026.

By: /s/ Ian Dolan

Ian C. Dolan

Florida Bar No.: 757071

Roy Diaz, Attorney of Record

Florida Bar No. 767700

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff

499 NW 70th Ave., Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Faximile: (954) 564-9252

Service E-mail: answers@dallegal.com

1496-212991 / SM2

January 22, 29, 2026 26-000441

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH CIRCUIT IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12271 PRDL
IN RE: ESTATE OF
HERMINIA A. RAMOS
a/k/a

HERMINIA APONTE DE RAMOS
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, 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 unmatured, 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: HERMINIA A. RAMOS a/k/a HERMINIA APONTE DE RAMOS, File Number 2025 12271 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.

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

Date of death of the decedent is: 05/02/2025.

The date of first publication of this notice is: 1/22/2026.

The second week of publication is: 1/29/2026.

Personal Representative(s):

Ruth Edmee Ramos.

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 33831

Telephone: (863) 250-2990

January 22, 29, 2026 26-000451

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 32831 CICI
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.
DONALD FORD II, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 2023 32831 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the Plaintiff and DONALD FORD II; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; DISCOVER BANK are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.reaforeclose.com, at 11:00 AM, on February 13, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 38, HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGE 64, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TOGETHER WITH ALL THE

TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.
Property Address: 1318 CARMEN AVENUE, DAYTONA BEACH, FL 32117
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, DeLand, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 19 day of January, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: S/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-158365 - MIM
January 22, 29, 2026

26-000571

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7th JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA, FLORIDA.
CASE No. 2025 11209 CIDL
VILLAGE CAPITAL & INVESTMENT
LLC,
Plaintiff vs.

KENNETH HELMLINGER
AKA KENNETH LEWIS DAVID
HEMLINGER AKA KENNETH
LEWIS HELMLINGER, et al.,
Defendants

TO:
KENNETH HELMLINGER AKA KENNETH LEWIS DAVID HELMLINGER AKA KENNETH LEWIS HELMLINGER 2804 MANGO TREE DRIVE, EDGEWATER, FL 32141 127 AVENUE X APT 7E, BROOKLYN, NY 11223 2929 PERSIMMON ST, BUNNELL, FL 32110 UNKNOWN SPOUSE OF KENNETH HELMLINGER AKA KENNETH LEWIS DAVID HELMLINGER AKA KENNETH LEWIS HELMLINGER 2804 MANGO TREE DRIVE, EDGEWATER, FL 32141 127 AVENUE X APT 7E, BROOKLYN, NY 11223 2929 PERSIMMON ST, BUNNELL, FL 32110 UNKNOWN TENANT #1 2804 MANGO TREE DRIVE, EDGEWATER, FL 32141 UNKNOWN TENANT #2 2804 MANGO TREE DRIVE, EDGEWATER, FL 32141 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volu-

sia County, Florida:
LOTS 9977, 9978 AND 9979, BLOCK 322, FLORIDA SHORES NO. 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 212, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before FEB 17 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration

101 N. Alabama Ave., Ste. D-305

DeLand, FL 32724

(386) 257-6096

Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF
SAID COURT on this 15 day of Jan 2026.

Laura E Roth
As Clerk of said Court
(SEAL)By: /s/ Shawnee S. Smith

As Deputy Clerk

Prepared by: Greenspoon Marder, LLP

(954) 491-1120;

gmlaw.com

January 22, 29, 2026

26-000521

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7th JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA, FLORIDA.
CASE No. 2025 13379 CICI
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.

UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF CHRISTINE
GAVILANES AKA CHRISTINE L.
GAVILANES, DECEASED, et al.,
Defendants

TO:
UNKNOWN SPOUSE, HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF CHRISTINE GAVILANES AKA
CHRISTINE L. GAVILANES, DECEASED,
6113 DEL RIO DR PORT ORANGE, FL
32127

AND TO: All persons claiming an
interest by, through, under, or against the
aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an
action to foreclose a mortgage on the following
described property located in Volu-

SIA COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before FEB 17 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration
101 N. Alabama Ave., Ste. D-305
DeLand, FL 32724
(386) 257-6096

Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF
SAID COURT on this 15th day of Jan 2026.

Laura E Roth
As Clerk of said Court
(SEAL)By: /s/ Shawnee S. Smith

As Deputy Clerk

Prepared by: Greenspoon Marder, LLP

(954) 491-1120;

gmlaw.com

January 22, 29, 2026

26-000531

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 14068 PRDL

Division 10
IN RE: ESTATE OF
FREDERICK S. NIELSEN, II,
aka FREDERICK STANLEY NIELSEN,
II, and FREDERICK NIELSEN
Deceased.

The administration of the estate of Fredrek S. Nielsen, II, also known as Fredrek Stanley Nielsen, II, and Fredrek Nielsen, deceased, whose date of death was October 29, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 22, 2026.

Personal Representative:
Erin Leigh Lloyd
c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave.

Daytona Beach, FL 32114

Attorney for Personal Representative:

W. Denis Shelley

Attorney

Florida Bar Number: 273872

Legacy Law Associates, P.L.

313 S. Palmetto Ave.

Daytona Beach, FL 32114

Telephone: (386) 252-2531

Fax: (386) 868-5371

E-Mail: shelley@legacylaw313.com

Secondary E-Mail:

linda@legacylaw313.com

January 22, 29, 2026

26-000541

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration
101 N. Alabama Ave., Ste. D-305
DeLand, FL 32724
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 19 day of January, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff
6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: S/Danielle Salem
Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

22-072095 - MaM

January 22, 29, 2026

26-000561

FIRST INSERTION

sa County, Florida:
LOTS 9977, 9978 AND 9979, BLOCK
322, FLORIDA SHORES NO. 11, AC-
CORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 19, PAGE(S) 212, OF
THE PUBLIC RECORDS OF VOLU-
SIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before FEB 17 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration

101 N. Alabama Ave., Ste. D-305

DeLand, FL 32724

(386) 257-6096

Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF
SAID COURT on this 15 day of Jan 2026.

SUBSEQUENT INSERTIONS

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 14370 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID S. GETZ, et al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID S. GETZ, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by through, under or against the Defendants, who are not known to be dead or alive, 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 4, BLOCK 61, DELTONA LAKES UNIT TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 25, PAGES 186 THROUGH 192, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before FEB 5, 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 6th day of Jan, 2026

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: fmail@raslg.com
25-328416

January 15, 22, 2026 26-000071

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 11164 CICI
HOMEOWNER'S ASSOCIATION FOR SAWGRASS POINT, INC.,

Plaintiff, vs.
JAMES R. BAKER, et al.,
Defendant(s).

TO:

Jacquelyn Baker
5988 Sawgrass Point Dr
Port Orange FL 32128

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

Lot 47, Sawgrass Point P.U.D., Phase II, according to the plat thereof as recorded in Map Book 45, Page 107, of the Public Records of Volusia County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JENNIFER L. DAVIS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

DATED: Jan 5, 2026.

Laura E. Roth
CLERK OF THE COURT
(SEAL) BY: /s/ Shawnee S. Smith
Deputy Clerk

JENNIFER L. DAVIS, ESQUIRE
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
January 15, 22, 2026 26-000361

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025 12174 CICI

AJIT DODANI,
Plaintiff, vs.

ANTHONY MANN, ET AL.,
Defendants.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 7th day of January, 2026, Case Number 2025 12174 CICI in the Circuit Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which AJIT DODANI is the Plaintiff, and ANTHONY MANN, LINDA LEE MANN N/K/A LINDA LEE, SERVICE EXPERTS HEATING & AIR CONDITIONING, LLC, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, BUILDERS FIRST-SOURCE FLORIDA, LLC, TIMBERS EDGE HOMEOWNERS ASSOCIATION, INC., THOMAS M. INGLE, FAMILY BUSINESS FUND, LLC, PERFECTION PLASTERING, INC., RONALD JIMENEZ, LISA JIMENEZ, & ANT AND ALL UNKNOWN TENANT(S) IN POSSESSION are the Defendants; I 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-15, 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. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.

DATED this 8th day of January, 2026.

/s/ Robert Robins
ROBERT ROBINS, ESQUIRE

PO. BOX 1649
DAYTONA BEACH, FL 32115

(386) 252-5212
(386) 252-5713 (FAX)

FLORIDA BAR NO.: 356026
RobertRobinsLaw@hotmail.com

ATTORNEY FOR: PLAINTIFF

January 15, 22, 2026 26-0000291

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication)

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No.: 2025 12651 PRDL

IN RE: ESTATE OF JAMES BOGLE BECK, JR.

Deceased.

TO: Ronald Eugene Beck, Unknown

Robert Gerald Beck, Unknown

YOU ARE NOTIFIED that a Petition for Summary Administration, Petition to Appoint a Commissioner, and Verified Petition for Establishment and Probate of Lost or Destroyed Will has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:

Michael Dighio-Benkirian, Esquire,

Legal Counsel, P.A., 13330 W. Colonial

Drive #10, Winter Garden, FL 34787

on or before February 27, 2026, and to the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 13 day of January, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Tara Coker
As Deputy Clerk

Jan. 15, 22, 29; Feb. 5, 2026 26-000441

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration)

IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.

PROBATE DIVISION

CASE NO.: 2025 13450 PRDL

DIVISION: 10

IN RE: The Estate of

JANE ELLEN WHITE,

Deceased.

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

The administration of the estate of JANE ELLEN WHITE, deceased, whose date of death was June 28, 2024, and whose social security number is XXX-XX-5215, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

Lot 47, Sawgrass Point P.U.D., Phase II, according to the plat thereof as recorded in Map Book 45, Page 107, of the Public Records of Volusia County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JENNIFER L. DAVIS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

DATED: Jan 5, 2026.

Laura E. Roth
CLERK OF THE COURT
(SEAL) BY: /s/ Shawnee S. Smith
Deputy Clerk

JENNIFER L. DAVIS, ESQUIRE
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
January 15, 22, 2026 26-000361

SECOND INSERTION

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A Personal Representative or cur-

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

The date of first publication of this Notice is January 15, 2026.

/s/ Ann Marie Lukens

ANN MARIE LUKENS,
As Personal Representative

Attorney and Personal Representative

Giving Notice:

/s/ Steven E. Gurian

STEVEN E. GURIAN, ESQ.,

Attorney for Personal Representative

EASY ESTATE PROBATE, PLLC

2601 South Bayshore Drive, 18th Floor

Coconut Grove, Florida 33133

Tel: 1-833-973-3279

Fax: 1-833-927-3279

E-mail: SG@EasyStateProbate.com

Florida Bar No. 101511

January 15, 22, 2026 26-000401

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025 10743 CICI

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC,

Plaintiff, v.

THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF BRENT ALLEN

HARP Probate, et al.

HARPSTER, DECEASED; ACQUA AT

DAYTONA BEACH CONDOMINIUM

ASSOCIATION, INC.; AMY

LYNN POWELL AS PERSONAL

REPRESENTATIVE OF THE ESTATE

PUBLIC NOTICES

THURSDAY, JANUARY 22, 2026

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO.: 2024 CA 000393

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6,

Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; RACHEL REYES; MICKEY REYES; MICHAEL REYES; CHRISTOPHER REYES; UNKNOWN TENANT #1N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLIAM CRUZ; ALBERTO MIGUEL REYES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) 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 Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 13, 2026 in Civil Case No. 2024 CA 000393, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, CITIBANK, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; RACHEL REYES; MICKEY REYES; MICHAEL REYES; CHRISTOPHER REYES; UNKNOWN TENANT #1N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLIAM CRUZ; ALBERTO MIGUEL REYES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) 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 are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at <https://flagler.realeforeclose.com/> on February 27, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK 10, OF PALM COAST MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 59 THROUGH 67, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, 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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 14th day of January, 2026.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

401 W. Linton Blvd., Suite 202-B

Delray Beach, FL 33444

Telephone: 561-392-6391

Faximile: 561-392-6965

By: /s/ John J. Cullaro

Digitally signed by John J. Cullaro

DN: CN=John J. Cullaro,

E-Jcullaro@aldridgepite.com

Reason: I am the author of this

document

Location:

Date: 2026.01.14 11:19:50-05'00'

Foxit PDF Editor Version: 13.1.7

FBN: 66699

Primary E-Mail:

ServiceMail@aldridgepite.com

1221-15879B

January 22, 2026

26-00016G

RE-NOTICE OF FORECLOSURE SALE

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2024 CA 000180

LOANDEPOT.COM, LLC

Plaintiff(s), vs.

DAVID G. LAIRD; et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN that, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on November 12, 2025 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash www.flagler.realeforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of February, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 20, BLOCK 166, BELLE TERRE - SECTION 35 PALM COAST PARK AT PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property address: 16 Birchview Place, Palm Coast, FL 32137

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

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

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

Respectfully submitted,

/s/ Steven G. Hurley

PADGETT LAW GROUP

STEVEN G. HURLEY, ESQ.

Florida Bar # 99802

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com

Attorney for Plaintiff

TDP File No. 24-001682-1

January 22, 2026

26-00018G

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 Rose TC Consulting, LLC located at 31 Oconee Dr in the City of Palm Coast, Florida, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of January, 2026

Tim Rose

January 22, 2026

26-00024G

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 LLC located at 59 Flagler Dr. 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 15th day of January, 2026

James A. Sommer

January 22, 2026

26-00020G

FIRST INSERTION

DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at <https://flagler.realeforeclose.com/> on February 27, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK 10, OF PALM COAST MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 59 THROUGH 67, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, 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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 14th day of January, 2026.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

401 W. Linton Blvd., Suite 202-B

Delray Beach, FL 33444

Telephone: 561-392-6391

Faximile: 561-392-6965

By: /s/ John J. Cullaro

Digitally signed by John J. Cullaro

DN: CN=John J. Cullaro,

E-Jcullaro@aldridgepite.com

Reason: I am the author of this

document

Location:

Date: 2026.01.14 11:19:50-05'00'

Foxit PDF Editor Version: 13.1.7

FBN: 66699

Primary E-Mail:

ServiceMail@aldridgepite.com

1221-15879B

January 22, 2026

26-00016G

RE-NOTICE OF FORECLOSURE SALE

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2024 CA 000180

LOANDEPOT.COM, LLC

Plaintiff(s), vs.

DAVID G. LAIRD; et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN that, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on November 12, 2025 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash www.flagler.realeforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of February, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 20, BLOCK 166, BELLE TERRE - SECTION 35 PALM COAST PARK AT PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property address: 16 Birchview Place, Palm Coast, FL 32137

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

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

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

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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, IN-
CLUSIVE, 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-RoO
January 15, 2026 26-00015G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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,
GRANTEEES, 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, GRANTEEES, 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, SEC-
TION 31 ACCORDING TO MAP
OR PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 10, PAGES 43
THROUGH 53, INCLUSIVE, OF
THE PUBLIC RECORDS OF FLA-
GLER 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, 2026 26-00014G

SECOND 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> 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, ac-
cording 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, 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. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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@heidiwebb.com
January 15, 2026 26-00009G

SECOND 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](https://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, IN-
CLUSIVE, OF THE PUBLIC RE-
CORDS 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 RE-
PORTS THE FUNDS AS UNCLAIMED.
IF YOU FAIL TO FILE A CLAIM, YOU
WILL NOT BE ENTITLED TO ANY RE-
MAINING 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
25-0123
January 15, 2026 26-00010G

This week's Crossword answers



©2022 Universal Uclick

This week's Celebrity Cipher answers

Puzzle One Solution:
"Man must evolve for all human conflict a method which rejects revenge, aggression and retaliation." Martin Luther King Jr.

Puzzle Two Solution:
"It is true that I have had heartache and tragedy in my life ... suffering is the price of being alive." Judy Collins

Puzzle Three Solution:
"I can write the saddest poem of all tonight ... I loved her, and sometimes she loved me too." Pablo Neruda

This week's Sudoku answers



© 2026 Andrews McMeel Universal

peekers' place
You're only cheating yourself

LEGAL NOTICE

2012 Chevrolet Traverse with VIN: 1GNNKRFD5CJ343776 was seized for forfeiture by the Flagler County Sheriff's Office on September 30, 2025. The items were seized at or near US Hwy 1 Palm Coast, FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2025 CA 000711 in the 7th Circuit Court.

7763-332869
Jan. 22, 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.storagetreasures.com

P29 John Rydell
58 Darius Givens
62 Timothy King
104 Cynthia Hrniciar
141 Terrie Rising
298 Martin Nunez
7763-331189
Jan. 15, 22, 2026

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

CASE NO.: 2025 CA 000160<br