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THURSDAY, JANUARY 22, 2026

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 THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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 26-00047I

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 decedents' 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: 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. 732.2211.

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 33813
Telephone: (863) 250-2990
January 22, 29, 2026 26-00046I

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
CL-0745-1912
Jan. 22, 29; Feb. 5, 12, 2026 26-00043I

FIRST INSERTION

NOTICE OF ACTION
(**formal notice by publication**)
IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2023 12642 CIDL
JMD GENERATIONAL INVESTING LLC, A FLORIDA LIMITED LIABILITY COMPANY; MORIAH GARCIA; and DEVANTE MITCHELL
Plaintiff(s) vs.
TARPON IV LLC; TWJ PAN-FLORIDA LLC; all other unknown parties claiming interests by, through, under, and against a named Defendant who are not known to be dead or alive, whether same unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,
Defendant(s)

To: All other unknown parties claiming interests by, through, under, and against a named Defendant who are not known to be dead or alive, whether same unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants

YOU ARE NOTIFIED that a complaint against you 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: Justin G. Cerrato, Esq., Cerrato and Buchanan, LLLP d/b/a Blue Ocean Law at 4309 Pablo Oaks Ct., 2nd Floor, Jacksonville, FL 32224, on or before the thirtieth (30th) day after service of this notice, and to file 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 relief demanded, without further notice. This matter relates to real property described as: Lot 10, Block 139, DELTONA LAKES UNIT FOUR, according to the plat thereof recorded in Plat Book 25, Pages 121 through 126, inclusive of the public records of Volusia County, Florida.

Signed on this 12th day of Jan, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk

First Publication on: January 22, 2026.
Jan. 22, 29; Feb. 5, 12, 2026 26-00042I

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO: 2025 11831 CIDL
ROOFING SERVICES SOLUTIONS, LLC D/B/A NOLAND'S ROOFING, a Foreign Limited Liability Company,
Plaintiff, vs.
STEPHEN A. GORDON AND LORRAINE J. WADRISKI, individually,
Defendants.

NOTICE IS HEREBY given that on February 17, 2026 at 11:00AM, offer by electronic public sale at www.volusia.realforeclose.com the following described property:

Lot 18, Block 1830, Deltona Lakes, Unit Seventy-One, according to the Plat thereof, as recorded in Plat Book 28, Page(s) 146 through 152, inclusive, of the Public Records of Volusia County, Florida.
Parcel Identification Number: 8130-71-30-0180
A/K/A: 2462 Vaughn Ave., Deltona, Volusia County, Florida 3272

Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Default Final Judgment of Foreclosure, entered on November 18, 2025, in Case No. 2025 11831 CIDL pending in the Circuit Court in Volusia County, Florida.

CHRISTOPHER R. TURNER, PLLC
Attorney for Plaintiff
2600 E. Robinson St.
Orlando, FL 32803
Telephone: 407-796-2278
Facsimile: 407-630-8737
By: /s/ Christopher R. Turner
Florida Bar Number 47150
Service Address: eservice@crtlegal.com
January 22, 29, 2026 26-00058I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 14105 PRDL
Division 10
IN RE: ESTATE OF SANDRA WHITTAKER SANDERS a/k/a SANDRA WHITTAKER-SANDERS
Deceased.

The administration of the estate of Sandra Whittaker Sanders, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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:
Scott Edward Sanders
415 Oak River Drive
Port Orange, Florida 32127
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary E-mail:
service@upchurchlaw.com
Secondary E-mail:
legaladmin@uphurchlaw.com
January 22, 29, 2026 26-00048I

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

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 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.realforeclose.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 HOME 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 DESCRETION, 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 adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, 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
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-212991 / SM2
January 22, 29, 2026 26-00044I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 14070 PRDL
Division 10
IN RE: ESTATE OF HARVEY HOTTA
Deceased.

The administration of the estate of Harvey Hotta, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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:
Naomi Wong
2660 Tipperary Avenue
South San Francisco, California 94080
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email:
clutes@upchurchlaw.com
January 22, 29, 2026 26-00049I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 14051 PRDL
Division 10
IN RE: ESTATE OF ANTONINO BONVENTRE
Deceased.

The administration of the estate of Antonino Bonventre, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Barbara Ruggero
3620 Galway Lane
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
January 22, 29, 2026 26-00050I

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 decedents' 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. 732.2211.

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 33813
Telephone: (863) 250-2990
January 22, 29, 2026 26-00045I

NOTICE OF SALE

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date February 13th, 2026 @ 10:00 AM at each individual repair facility. 41497 2018 Fiat
VIN#: 3C3CFFEH6JT377986 Repair Facility: Maserati Alfa Romeo Fiat of Daytona 1450 N Tomoka Farms Rd Daytona Beach 386-523-1616 Lien Amt $840.74
7764-332749
Jan. 22, 2026

NOTICE OF PUBLIC SALE

The following personal property of Garry Paul Reichert and Suzanne Marie Kirsch a/k/a Suzanne Marie Gibbs on the 5th day of February 2026 at 11:00 a.m., on property at 2028 Stewart Road, Lot #16, Melbourne, Brevard County, Florida 32935, in Tan Tara Mobile Home Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1971 PARA Mobile Home
VIN No.: 12X4412345
Title No.: 13988716
And All Other Personal Property Therein
7764-332790
Jan. 22, 29, 2026

NOTICE TO PATIENTS OF DR. ARLETTY SMITH

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

Patient medical records will be maintained and available at 77 W. Granada Blvd., Ormond Beach, FL 32174. Patients may contact (800) 659-4035 or visit completehealth.com/medical-records to request copies of their medical records.
7764-330189
Jan. 1, 8, 15, 22, 2026

NOTICE 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

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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.realforeclose.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: flmail@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 26-00057I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.
CASE No. 2025 11209 CIDL
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff vs.
KENNETH HELMLINGER AKA KENNETH LEWIS DAVID HELMLINGER 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 Volusia 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;
gmforeclosure@gmlaw.com
January 22, 29, 2026 26-00052I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No.: 2025 12073 CICI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ANGELA M. MOODIE; SHAINA HOLDER-NIXON AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE; HERMA DELORIS AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE; REIGONALD MOODIE AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE; ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
HERMA DELORES WILSON AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE
921 REDWOOD ST,
DAYTONA BEACH, FL 32117
REGIONALD MOODIE AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE
921 REDWOOD ST,
DAYTONA BEACH, FL 32117
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ANGELA M. MOODIE
921 REDWOOD ST,
DAYTONA BEACH, FL 32117

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

LOT 102, MASON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGE(S) 287, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 921 Redwood St, Daytona Beach, FL 32117

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before FEB 5 2026, a date which is within thirty (30) days after the first publication of this Notice in 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 101 N. ALABAMA AVE., STE. B-206, DELAND, FL 32724 PHONE NO. (386)257-6096 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); 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 6 day of Jan, 2026.

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

Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 22, 29, 2026 26-00051I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICAL 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 Volusia County, Florida:

LOT 56, PALMS DEL MAR SUBDIVISION, AS PER MAP IN MAP BOOK 35, PAGES 94 AND 95, 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 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;
gmforeclosure@gmlaw.com
January 22, 29, 2026 26-00053I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-14074-PRDL
Division 10
IN RE: ESTATE OF JOSEPH JOHN REILLY
Deceased.

The administration of the estate of Joseph John Reilly, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, 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.

Emily Reilly
2014 Red Rock Road
New Smyrna Beach, FL 32168
Personal Representative

SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses: lsilva@shumaker.com
tmcintyre@shumaker.com
38779141v1
January 22, 29, 2026 26-00055I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 10210 CIDL
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ALEXANDER HERNANDEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 22, 2025, and entered in 2024 10210 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ALEXANDER HERNANDEZ; AIMEE V. ROGERS; FLORIDA HOUSING FINANCE CORPORATION 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 February 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 37, 38 AND 39, BLOCK 50, PLAT NO. 1 OF WEST HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 21, PAGES 169 THROUGH 172, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1340 W NEW YORK AVE, ORANGE CITY, FL 32763

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: flmail@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 26-00056I

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 FREDEREK S. NIELSEN, II, aka FREDEREK STANLEY NIELSEN, II, and FREDEREK NIELSEN
Deceased.

The administration of the estate of Frederek S. Nielsen, II, also known as Frederek Stanley Nielsen, II, and Frederek 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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 26-00054I

SUBSEQUENT INSERTIONS

SECOND INSERTION

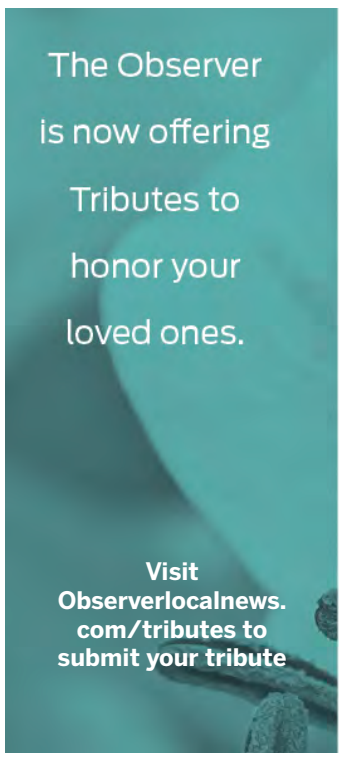
AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2025 10862 CICI
YBOR PRIVATE MORTGAGE, LLC, a Florida limited liability company,
Plaintiff, vs.
RE EQUITY INVESTMENT GROUP LLC, a Florida limited liability company, 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
Florida Bar Number: 0980609
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



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: flmail@raslg.com
25-328416
January 15, 22, 2026 26-00027I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025 13885 PRDL
Division: 10
IN RE: ESTATE OF LORETTA L. GUARNERI,
Deceased.

The administration of the Estate of LORETTA L. GUARNERI, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 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 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 this notice was first published is January 15, 2026.

Personal Representative:
/s/ Paula L. Trush
Paula L. Trush
8 Turnburry Road
Washington, NJ 07882
Attorney for Personal Representative:
/s/ Elan R. Kaney
Elan R. Kaney, Esq.
Florida Bar No. 0538302
Elan R. Kaney, PLLC
523 N. Halifax Ave.
Daytona Beach, FL 32118
(386) 281-5777
Email: Elan.Kaney@KaneyLaw.com
January 15, 22, 2026 26-00031I

OFFICIAL COURT HOUSE WEBSITES:
FLAGLER COUNTY
flaglerclerk.com
VOLUSIA COUNTY
clerk.org

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
Plaintiff's Attorney
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
January 15, 22, 2026 26-00036I

SECOND 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: MRService@mccalla.com
Fla. Bar No.: 53992
25-11239FL
January 15, 22, 2026 26-00038I

SECOND INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. :2025 13651 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:

Michele Diglio-Benkiran, Esquire, Legal Counsel, P.A., 13330 W. Colonial Drive #110, Winter Garden, FL 34787

on or before February 27, 2026, and to file 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 26-00041I

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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 (3) MONTHS AFTER THE DATE OF 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 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.

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@EasyEstateProbate.com
Florida Bar No. 101511
January 15, 22, 2026 26-00040I

SECOND INSERTION

NOTICE OF CLERK'S 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, & ANY AND ALL UNKNOWN TENANT(S) IN POSSESSION are the Defendants; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 25th day of February, 2026 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Lot 61, Timbers Edge II, according to the plat thereof, recorded in Map Book 34, Page 127, of the Public Records of Volusia County, Florida.

The physical street address of said property is: 161 Pine Cone Trail, 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 within 60 days after the sale.

ATTENTION: PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this 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; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, 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
P.O. 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 26-00029I

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Case Number: 2025-CA-014466
IN RE: FORFEITURE OF: $15,587.00 (Fifteen Thousand Five Hundred Eighty-Seven Dollars) in U.S. Currency

ALL PERSONS who claim an interest in the following property: $15,587.00 (Fifteen Thousand Five Hundred Eighty-Seven Dollars) in U.S. Currency, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about November 22, 2025, in Volusia County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Nathan Ross, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Blvd., Jacksonville, FL 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.
January 15, 22, 2026 26-00030I

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 HARPSTER A/K/A BRENT A. HARPSTER, DECEASED; ACQUA AT DAYTONA BEACH CONDOMINIUM ASSOCIATION, INC.; AMY LYNN POWELL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRENT ALLEN HARPSTER A/K/A BRENT A. HARPSTER; DANIEL R. ALLEVA; SUE ALLEVA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment or Order dated December 10, 2025 entered in Civil Case No. 2025 10743 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRENT ALLEN HARPSTER A/K/A BRENT A. HARPSTER, DECEASED; ACQUA AT DAYTONA BEACH CONDOMINIUM ASSOCIATION, INC.; AMY LYNN POWELL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BRENT ALLEN HARPSTER A/K/A BRENT A. HARPSTER; SUE ALLEVA, are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on March 6, 2026 the following described property as set forth in said Final Judgment, to-wit:.

UNIT NO. 58, BUILDING 411, ACQUA AT DAYTONA BEACH CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5864, PAGE 1674, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AND ALL AMENDMENTS THERETO AS SET FORTH IN SAID DECLARATION.

Property Address: 411 N Halifax Ave, Daytona Beach, FL 32118

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.

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 5299.000157
January 15, 22, 2026 26-00033I

SECOND 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. 2024 13834 CIDL
EQUITY PRIME MORTGAGE LLC,
Plaintiff, vs.
SEAN WILLIAM LYNCH, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 16, 2025 in Civil Case No. 2024 13834 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein EQUITY PRIME MORTGAGE LLC is Plaintiff and Sean William Lynch, 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 3rd day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 391 of PALMS - PHASE 4, according to the Plat thereof as recorded in Plat Book 60, Page 194, 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.

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/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
24-10890FL
January 15, 22, 2026 26-00035I

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 13963 CICI
USAA FEDERAL SAVINGS BANK,
Plaintiff, vs.
EVON P. RUZECKI. et. al.
Defendant(s),

TO: KYPARISSIA R. RUZECKI A/K/A KYPARISSIA RUZECKI, 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 31, AND THE WEST 40 FEET OF LOT 32, ORMOND BEACH PLAZA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 16, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before FEB 4, 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 5 day of Jan, 2026

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

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
January 15, 22, 2026 26-00028I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 11123 CICI
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2023-NQM3,
Plaintiff, vs.
ESTHER LEONARD; FREEBIRD STRATEGIES LLC; INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 5, 2025 and entered in Case No. 2025 11123 CICI, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2023-NQM3 is Plaintiff and ESTHER LEONARD; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; FREEBIRD STRATEGIES LLC; INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on February 4, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT NOS. 201 AND 203, FOUNTAIN BEACH RESORT CONDO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4255; PAGE 3620 THRU 3736; AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IS SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO. TOGETHER WITH ALL OF ITS APPURTENANCES, IF ANY, AS SET FORTH IN SAID DECLARATION

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.

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).

Dated this 9th day of January 2026.

/s/ Marc Granger
Marc Granger, Esq.
Bar. No.: 146870
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.: 25-00446 SM, LLC
January 15, 22, 2026 26-00034I

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. 2025 10226 CICI
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-5,
Plaintiff, vs.
TANYA J. POWERS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 12, 2025, and entered in 2025 10226 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-5 is the Plaintiff and TANYA J. POWERS; TYMBER CREEK HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; LVNV FUNDING LLC 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 February 04, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 270, TYMBER CREEK PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 35, PAGE 116 TRHOUGH 126, INCLUSIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 270 AMBERWOOD CT, 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.

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
21-057844 - MiM
January 15, 22, 2026 26-00037I

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

Find your notices online at:
ObserverLocalNews.com,
FloridaPublicNotices.com and
BusinessObserverFL.com

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 #1 N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLAM 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 #1 N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLAM 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.realforeclose.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
Facsimile: 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, 29, 2026 26-00016G

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 000298
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MARTHA HUGHES WILSON, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 06, 2026 in Civil Case No. 2025 CA 000298 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is Plaintiff and Martha Hughes Wilson, 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 13th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, Block 77, Palm Coast, Map of Lakeview, Section 37, according to the plat thereof as recorded in Plat Book 13, Pages 1 through 29, inclusive, 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.

/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
25-11836FL
January 22, 29, 2026 26-00017G

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 Rose TC Consulting, LLC located at 31 Oconee 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 19th day of January, 2026

Tim Rose
January 22, 2026 26-00024G

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 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

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.realforeclose.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, 29, 2026 26-00018G

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 V & B Quality Home Services located at 139 Greenwood 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 8th day of January, 2026

Vern Colmorgen
January 22, 2026 26-00022G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000514
Division 48
IN RE: ESTATE OF CHRISTINE M. SCHMATZ
Deceased.

The administration of the estate of Christine M. Schmatz, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:
Susan Carter
5509 Graywood Road
Jacksonville, Florida 32207

Attorney for Personal Representative:
Rebeccah Beller
Attorney
Florida Bar Number: 106240
Beller Law, PL
12627 San Jose Blvd, Suite 703
Jacksonville, Florida 32223
Telephone: (904) 288-4414
E-Mail: mail@bellerlawoffice.com
January 22, 29, 2026 26-00019G

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 742
Division 48
IN RE: ESTATE OF WILLIAM R. SIMPSON
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of William R. Simpson, deceased, File Number 2025 CP 742, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was September 24, 2025; that the total value of exempt and non-exempt assets of the estate is $554,069 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Tracie Lee Howell
130 Welchman Avenue
Goose Creek, SC 29445
Tracie Lee Howell, Trustee of the William R. Simpson Revocable Trust Agreement
130 Welchman Avenue
Goose Creek, SC 29445

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is January 22, 2026

Person Giving Notice
Tracie Lee Howell
130 Welchman Avenue
Goose Creek, South Carolina 29445

Attorney for Person Giving Notice
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail: Proserv@legalteamforlife.com
January 22, 29, 2026 26-00023G

GARAGE SALE
Advertise as low as **$17.50** per week!
386-447-9723

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025-CP 000580
Section 10
IN RE: THE ESTATE OF GLENN MADORMA

The Administration of the Estate of Glenn Madorma, deceased, File Number 2025-CP 000580, Whose date of death was September 21, 2024, is pending in The Circuit Court of the Seventh Judicial Circuit, Flagler County Florida Probate Division the address of which is 1769 East Moody Blvd, Bunnell, Florida 32110 Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue or jurisdiction of this Court are required to file their objections with this Court. WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

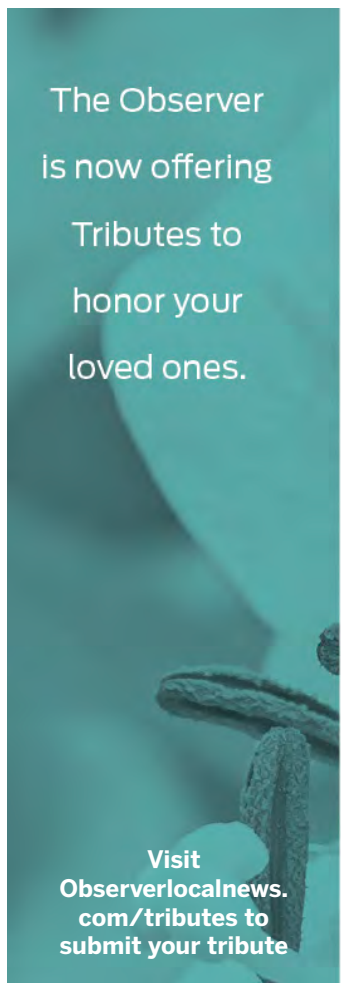
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claim with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Personal Representative
Jamie Madorma
7 Clearview Court South
Palm Coast, Florida 32137

Attorney for Personal Representative
Michael D. Solomon
Email: msolomon@nyflalaw.com
Florida Bar No. 0233021
Solomon Herrera McCormick PLLC
40 Marcus Drive, Suite 202
Melville, New York 11747
January 22, 29, 2026 26-00021G



NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of February 2026, for the purpose of hearing Ordinance 2026-XX (Application No. FLUMA 2025-04), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALLE-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 4.91± ACRES IN THE CITY OF BUNNELL LIMITS FROM "AGRICULTURE & SILVICULTURE (AG&S)" TO "COMMERCIAL-MEDIUM (COM-M)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; 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 Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

7763-333287
Jan. 22, 2026

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of February 2026, for the purpose of hearing Ordinance 2026-XX (Application No. ZMA 2025-05), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

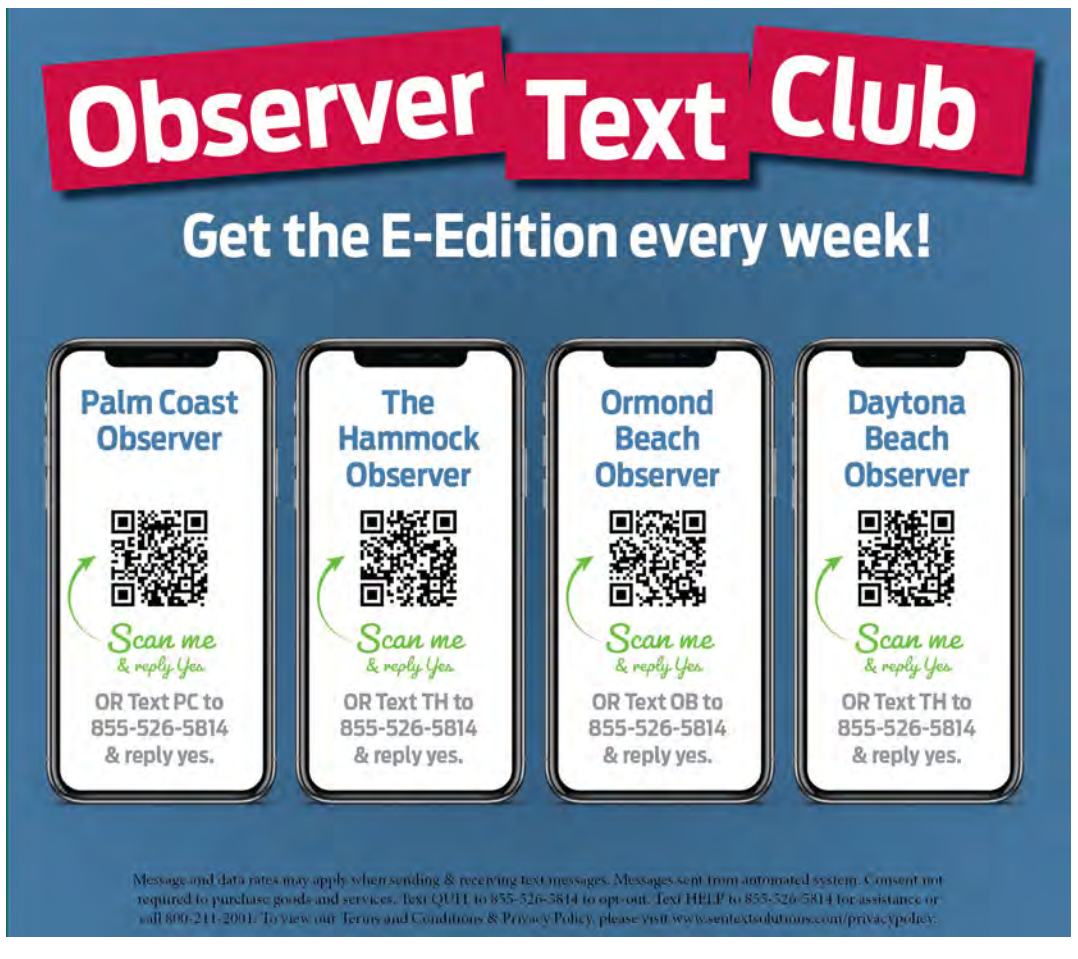
ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 4.91± ACRES, BEARING TAX PARCEL ID: 09-12-30-5550-00160-0030 AND LOCATED AT 1002 DEEN ROAD IN THE CITY OF BUNNELL LIMITS FROM "AG&S, AGRICULTURAL & SILVICULTURE DISTRICT" TO "B-1, BUSINESS DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION 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 Planning, Zoning, and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)

7763-333281
Jan. 22, 2026



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, INCLUSIVE, OF THE PUBLIC RECORDS 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 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

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/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

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, INCLUSIVE, OF THE PUBLIC RECORDS 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

SECOND 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, 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@heidiwebb.com
January 15, 22, 2026 26-00009G

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, 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

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 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

10 REASONS TO SUBSCRIBE

1. Comprehensive local government reporting, with no political agenda
2. Inspiring stories of local triumphs
3. The best local sports coverage in the state, according one of our local high school athletic directors
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This week's Crossword answers

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

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peekers' place
You're only cheating yourself.

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

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

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LEGAL NOTICE

2012 Chevrolet Traverse with VIN: 1GNKRFED5CJ343776 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, 29, 2026

NOTICE BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONSIDERATION OF PROPOSED ORDINANCE TITLED SIMILAR TO:
AN ORDINANCE DESIGNATING THE FLAGLER COUNTY SHERIFF AS FLAGLER COUNTY'S CHIEF CORRECTIONAL OFFICER; RECOGNIZING SHERIFF AS CONSTITUTIONAL OFFICER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE.

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

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS – February 9, 2026, at 5:30 p.m., or as soon thereafter as possible. The hearing will be held in the Board Chambers of the Flagler County Government Services Building, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, or telephone 386-313-4005 or write to:

Flagler County Board of County Commissioners, 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110 or email to publiccomments@flaglercounty.gov. Staff reports and other pertinent information are available for review at the Flagler County Administration Office, 1769 East Moody Boulevard, Bldg., 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH 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 COUNTY ADMINISTRATION AT 386-313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-333245
Jan. 22, 2026

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3 rd day of February 2026, for the purpose of hearing Ordinance 2026-XX, before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE BUNNELL LAND DEVELOMPENT CODE CHAPTERS 1 - GENERAL PROVISIONS AND 34-ZONING TO PROVIDE FOR RECOVERY RESIDENCES IN COMPLIANCE WITH SECTION 397.487(15)(a), FLORIDA STATUTES; AMENDING SECTION 1-2 -DEFINITIONS AND SECTION 34-2 - DEFINITIONS TO MODIFY, ADD, AND DELETE TERMS RELATED TO RECOVERY RESIDENCES; AMENDING RESIDENTIAL ZONING DISTRICTS TO ALLOW RECOVERY RESIDENCES BY RIGHT; CREATING DIVISION 4 - CERTIFIED RECOVERY RESIDENCES WITHIN ARTICLE V OF CHAPTER 34; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY; PROVIDING FOR CODIFICATION; 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, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

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

7763-333289
Jan. 22, 2026

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

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 Darrius Givens
62 Timothy King
104 Cynthia Hrnciar
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
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