

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 14310 CIDL ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL D. O'CONNOR, SR. A/K/A DANIEL O'CONNOR, DECEASED. 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 DANIEL D. O'CONNOR, SR. A/K/A DANIEL O'CONNOR, DECEASED, 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 19, CROSS CREEK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 43, PAGES 114 THROUGH 118, 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 19 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 20th 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 25-328088 Jan. 29; Feb. 5, 2026		26-000621
FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 11997 CICI REGIONS BANK DBA REGIONS MORTGAGE Plaintiff, v. JOSE ERISSON RAFAEL DE ALBUQUERQUE A/K/A JOSE ERISSON RAFAEL ALBUQUERQUE; UNKNOWN SPOUSE JOSE ERISSON RAFAEL DE ALBUQUERQUE A/K/A JOSE ERISSON RAFAEL ALBUQUERQUE; UNKNOWN TENANT 2; UNKNOWN TENANT 1; Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 05, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as: LOT 33, PARCEL "B" SOUTH CEDAR PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 29, PAGE 8, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 641 RUSSELL DR, DAYTONA BEACH, FL 32114-5141 at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com , on March 06, 2026 beginning at 11:00 AM. 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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711. Dated at St. Petersburg, Florida this 26 day of January, 2026. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000010958 Jan. 29; Feb. 5, 2026		

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 13747 CICI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. STEPHEN F. CHECKSFIELD. et. al. Defendant(s), TO: STEPHEN F. CHECKSFIELD, UNKNOWN SPOUSE OF STEPHEN F. CHECKSFIELD., 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 14, BLOCK 17, DEEP FOREST VILLAGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 33, PAGES 98 THROUGH 100, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before FEB 19, 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 20 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 25-333996 Jan. 29; Feb. 5, 2026		26-000631

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 12207 CICI TRUIST BANK, Plaintiff, vs. ZACHREY CLARK A/K/A ZACHREY ALAN CLARK A/K/A ZACHREY A. CLARK, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 01, 2025 in Civil Case No. 2025 12207 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein TRUIST BANK is Plaintiff and Zachrey Clark a/k/a Zachrey Alan Clark a/k/a Zachrey A. Clark, 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 27th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 17, and the Northerly 20 feet of Lot 16, Block 4, Ganymede Unit No. 1, according to the plat recorded, as recorded in Map Book 10, Page 168, of the Public Records of Volusia County, Florida; Together with that part of the vacated Easterly 5 feet of Yale Road lying Westerly and adjacent to property. 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 23-08491FL Jan. 29; Feb. 5, 2026		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12757 PRDL Division 10 IN RE: ESTATE OF FRANCIS EUGENE HEMOND, Deceased. The administration of the estate of FRANCIS EUGENE HEMOND, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 29, 2026. Signed on the 26th day of JANUARY, 2026. /s/ Jeannette Elena Hemond JEANNETTE ELENA HEMOND Personal Representative 1965 Baldwin Road Ormond Beach, FL 32174 /s/ R. Kevin Korey R. Kevin Korey Attorney for Personal Representative Florida Bar No. 89108 KOREY LAW, P.A. 595 W. Granada Blvd., Suite A Ormond Beach, FL 32174 Telephone: 386-677-3431 Email: kevin@koreylawpa.com Secondary Email: dwargo@koreylawpa.com		
		26-000741



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FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13742 PRDL Division 10 IN RE: ESTATE OF MICHAEL JOSEPH POPOWSKI Deceased. The administration of the estate of MICHAEL JOSEPH POPOWSKI, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 29, 2026. Personal Representative: ELENA ROSE VICTORIA POPOWSKI 3842 Esplanade Avenue Port Orange, Florida 32129 Attorney for Personal Representative: GEORGE S. PAPPAS Attorney Florida Bar Number: 224642 PAPPAS & RUSSELL PA 213 Silver Beach Avenue Daytona Beach, FL 32118 Telephone: (386) 254-2941 Fax: (386) 238-0350 E-Mail: gpappas@pappasrussell.com Secondary E-Mail: jr@pappasrussell.com		
		26-000651

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12757 PRDL Division 10 IN RE: ESTATE OF FRANCIS EUGENE HEMOND, Deceased. The administration of the estate of FRANCIS EUGENE HEMOND, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 29, 2026. Signed on the 26th day of JANUARY, 2026. /s/ Jeannette Elena Hemond JEANNETTE ELENA HEMOND Personal Representative 1965 Baldwin Road Ormond Beach, FL 32174 /s/ R. Kevin Korey R. Kevin Korey Attorney for Personal Representative Florida Bar No. 89108 KOREY LAW, P.A. 595 W. Granada Blvd., Suite A Ormond Beach, FL 32174 Telephone: 386-677-3431 Email: kevin@koreylawpa.com Secondary Email: dwargo@koreylawpa.com		
		26-000731

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2025 12945 CICI WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD3, ASSET-BACKED CERTIFICATES, SERIES 2007-SD3, Plaintiff, vs. GEA SEASIDE INVESTMENTS, INC.; JACK ABERMAN; RICHARD WARD; COURTNEY HAYNES; 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, Defendant(s). TO: GEA SEASIDE INVESTMENTS, INC. Last Known Address JACK ABERMAN 428 NORTH PENINSULA AVE DAYTONA BEACH, FL 32118 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: THE NORTHERLY 52.5 FEET OF LOT 3, BLOCK 5, EAST DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALSO KNOWN AS: NORTHERLY 52.5 FEET OF LOT 3, BLOCK 5, ASSESSOR'S SUBDIVISION OF BLOCKS 4 AND 5, EAST DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 138, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, AND LOT 2, BLOCK 5, EAST DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 106 AND AS REPLATED IN PLAT BOOK 3, PAGE 138, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com , 1496-216742 / ME2 Jan. 29; Feb. 5, 2026		
		26-000601

FIRST INSERTION		
RE-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. 2016 31053 CICI NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRUCE L. DINGELDINE, SR., ET AL Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 24, 2019 and an Order Resetting Sale dated January 13, 2026 and entered in Case No. 2016 31053 CICI of the Circuit Court in and for Volusia County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and BRUCE L. DINGELDINE, SR., ORMOND-BY-THE-SEA ASSOCIATION, INC., SHERRY ELLIS, UNKNOWN TENANT NO. 1 N/K/A CHRISTINE PAXTON 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 25, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 38, ORMOND BY THE SEA PLAT 10, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 23, PAGE 201, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA. CASE No. 2025 13917 CIDL VILLAGE CAPITAL & INVESTMENT 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 BRENDA PARKER LAURENCE AKA BRENDA LAURENCE, 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 BRENDA PARKER LAURENCE AKA BRENDA LAURENCE, DECEASED 1080 PARNELL COURT DELTONA, FL 32738 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 2, BLOCK 1281, DELTONA LAKES, UNIT FORTY-FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 289 - 296, OF THE		

& Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com , on or before FEB 27 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. 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. Comuniquese 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 on Jan 13, 2026. Laura E Roth As Clerk of said Court (Seal) By: /s/ Shawnee S. Smith As Deputy Clerk		
Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com , 1496-216742 / ME2 Jan. 29; Feb. 5, 2026		26-000601

FIRST INSERTION		
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 19 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 20th 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; gmlforeclosure@gmlaw.com 25-001982-01 Jan. 29; Feb. 5, 2026		26-000771

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 11009 CICI LOANDEPOT.COM, LLC Plaintiff, v. GERALDINE F MARTIN; UNKNOWN SPOUSE OF GERALDINE F. MARTIN; UNKNOWN TENANT 2; UNKNOWN TENANT 1; Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on Nove,ber 6, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as: LOT 12, CAMBRIDGE SUBDIVISION, UNIT II, AS PER MAP RECORDED IN MAP BOOK 33, PAGE 97, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 106 KENT CT, PORT ORANGE, FL 32127-5933 at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com , on February 13, 2026 beginning at 11:00 AM. 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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711. Dated at St. Petersburg, Florida this 15 day of January, 2026. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000010842 Jan. 29; Feb. 5, 2026		
		26-000611

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10832 CIDL ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. CATHY PITCHFORD; 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, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 19, 2025 entered in Civil Case No. 2025 10832 CIDL 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 CATHY PITCHFORD are defendants, Laura E. Roth, Clerk of Court, will sell the property www.volusia.realforeclose.com beginning at 11:00 AM on April 21, 2026 the following described property as set forth in said Final Judgment, to-wit: LOTS 7671 AND 7672, EXCEPT THE EAST 25 FEET THEREOF, BLOCK 251, FLORIDA SHORES UNIT NO. 8, REVISED PLAT, AS PER MAP IN MAP BOOK 23, PAGE 132, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA Property Address: 3131 JUNIPER DR, EDGEWATER, FL 32141 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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: flrealprop@kelleykronenberg.com File No: 5299.000163 Jan. 29; Feb. 5, 2026		
		26-000691

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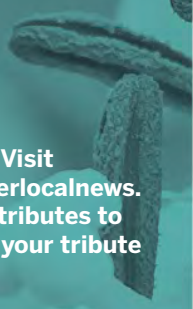


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FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 13561 CIDL LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JULIETA RACAL LICCIARDELLO F/K/A JULIETA LLANTO RACAL A/K/A JULITA LLANTO RACAL, ET AL. Defendants To the following Defendant(s): JULIETA RACAL LICCIARDELLO F/K/A JULIETA LLANTO RACAL A/K/A JULITA LLANTO RACAL (CURRENT RESIDENCE UNKNOWN) Last Known Address: 1023 GERONA AVE, DELTONA, FL 32725 Additional Address: 1352 LODGE TER, DELTONA 32728-9729 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 8, BLOCK 644, DELTONA LAKES UNIT TWENTY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE(S) 54 TO 57, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 1023 GERONA AVE, DELTONA FL 32725 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before MAR 6, 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 12335 CICI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JOHN D. COTTON, JR.; UNKNOWN SPOUSE OF JOHN D. COTTON, JR.; HARBOR VIEW DAYTONA CONDOMINIUM ASSOCIATION, INC.; 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 dated January 15, 2026 entered in Civil Case No. 2025 12335 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JOHN D. COTTON, JR.; HARBOR VIEW DAYTONA CONDOMINIUM ASSOCIATION, INC are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on March 20, 2026 the following described property as set forth in said Final Judgment, to-wit: CONDOMINIUM UNIT 504, HARBOR VIEW, A CONDOMINIUM		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2024 14177 CICI HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3, Plaintiff, vs. UNKNOWN HEIRS OF ROSIEBELLE FIELDS A/K/A ROSIE BELL SMITH FIELDS A/K/A ROSIE B. SMITH; AARON B. FIELDS A/K/A AARON BERNARD FIELDS; ROSIE MARIE GUY; JACQUELINE YVONNE WATKINS; Defendants NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment in Mortgage Foreclosure signed November 21, 2025, and entered in Case No. 2024 14177 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3, is Plaintiff and UNKNOWN HEIRS OF ROSIEBELLE FIELDS A/K/A ROSIE BELL SMITH FIELDS A/K/A ROSIE B. SMITH; AARON B. FIELDS A/K/A AARON BERNARD FIELDS; ROSIE MARIE GUY; JACQUELINE YVONNE WATKINS, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 27TH day of FEBRUARY, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 43 OF SWEETZER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15 PAGE 191 OF THE PUBLIC RECORDS 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		



SAVE TIME
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the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una person con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administraci3n Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 dias de antelaci3n de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificaci3n si la cita de comparecencia est3 dentro de un plazo menos de 7 d3as ; si usted tiene una discapacidad del habla o del o3do, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

WITNESS my hand and the seal of this Court this 20 day of Jan, 2026.

Laura E. Roth
VOLUSIA COUNTY CLERK OF COURT (SEAL) By /s/ Shawnee S. Smith
As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC Attorney for the Plaintiff 1239 E. NEWPORT CENTER DRIVE, SUITE #110 DEERFIELD BEACH, FL 33442 NS21138-25/cam Jan. 29; Feb. 5, 2026	26-000641
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FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2025 12209 CIDL U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA D. CYRUS A/K/A BARBARA DEAN CYRUS, DECEASED; TIMOTHY ALLEN CYRUS; JONATHAN BALLARD; MYRIAH CHANDLER; 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, Defendant(s). TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA D. CYRUS A/K/A BARBARA DEAN CYRUS, DECEASED YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: ALL THAT CERTAIN LAND SITUATE IN VOLUSIA COUNTY, FLORIDA, VIZ: LOTS 6321 AND 6322, BLOCK 210, FLORIDA SHORES UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGES 117 AND 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE IMPROVEMENTS THEREON BEING KNOWN AS 2760 EVERGREEN DRIVE, EDGEWATER, FLORIDA - 32141. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys,		

SUBSEQUENT INSERTIONS

SECOND 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 26-000521		



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SUBSEQUENT INSERTIONS

SECOND 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 DELORES 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		

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA. CASE NO. 2025 13379 CICI LONGBRIDGE FINANCIAL, LLC, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHRISTINE GAVILANES AKA CHRISTINE L. GAVILANES, DECEASED, et al., Defendants TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHRISTINE GAVILANES AKA CHRISTINE L. GAVILANES, DECEASED 6113 DEL RIO DR PORT ORANGE, FL 32127 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in 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 VOLU-		

SECOND 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. 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 22, 2026. 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 tmccintyre@shumaker.com 38779141v1 January 22, 29, 2026 26-000551		

SECOND INSERTION		
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	26-000511	

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SUBSEQUENT INSERTIONS

SECOND INSERTION

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

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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2),

SECOND 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 26-000491

THIRD 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 26-000411

SECOND 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.

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. 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 WILLMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HBI 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

SECOND 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 26-000421

SECOND 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@fltestateparalegal.com

January 22, 29, 2026 26-000471

SECOND 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

Division 10

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 unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

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

The case number and decedent's name are: 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 26-000461

SECOND 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 unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

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

The case number and decedent's name are: 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 26-000451

SECOND 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 26-000541

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY

flaglerclerk.com

VOLUSIA COUNTY

clerk.org



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SAVE TIME

Email your Legal Notice

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 J & M Creative Renovations, located at 70 Farragut Drive, in the City of Palm Coast, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/24/2026.
J & M Creative Renovations
7763-333362
Jan. 29, 2026

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cruise Planners, located at 33 Angela Drive, in the City of Palm Coast, Flagler County, FL 32164, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/24/2026.
MarNick Cruise Planners LLC
7763-333396
Jan. 29, 2026

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-771
DIVISION 48
IN RE: ESTATE OF
MARLA TERESA PURVIS
DECEASED.
The administration of the estate of Marla Teresa Puvis, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. #5, Building #1, 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.
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 29, 2026.
Attorney for Personal Representative
/s/ Dallas R. Hedstrom
DALLAS R. HEDSTROM
Attorney for Personal Representative
Florida Bar Number: 89066
HEDSTROM LAW, P.A.
601 ST. JOHNS AVE
PALATKA, FL 32177
Telephone: (386) 385-3101
Fax: (386) 530-2794
E-Mail: dallas@hehalaw.com
Secondary E-Mail: vikki@hehalaw.com
Personal Representative:
/s/ Alicea M. Placido
Alicea M. Placido
36715 Little Leaf Dr.
Palmdale, CA 93550
7763-334053
Jan. 29, Feb. 5, 2026

SALE NOTICE
Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Friday, February 20, 2026, or thereafter. Units are believed to contain household goods, unless otherwise listed
Unit Tenant Contents
113 Wieder, Jay Household Goods
117 Daniels, Richard Misc Household Goods
153 Mitchell, Shantel Household Goods
157 Williams IV, Timothy Misc Household Items
250 Mohr, Charles Household Goods
251 Mitchell, Shantel Household Goods
504 Richardson, Christina Misc Household Goods
522 Gilbert, Cindy Misc Household Items
526 Belle, Teresa Fishing equipment/ Misc Household items
607 Smith, Gregory Tools
720 Wommack, Thomas (Wayne) Furniture
1112 Wells, Joy Household Goods and Clothes
1128 Shearer, Pamela Household Goods
1210 Barrow, Edward (Eddie) Misc Household Goods
2730 Lalomia, Lance AquaSport 245 boat, motor, continental trailer
Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457.
7763-334110
Jan. 29, Feb. 5, 2026

SALE NOTICE
Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell

the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Friday February 20, 2026 or thereafter. Units are believed to contain household goods, unless otherwise listed.
Unit Tenant (2) Contents
204 Jaurey, Gonzalo Misc Household Items
504 Warren, Christopher Tools
Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457.
7763-334111
Jan. 29, Feb. 5, 2026

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING
Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, February 5, 2026, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration. Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office. A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
7763-333951
Jan. 29, 2026

PUBLIC NOTICE
Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 45-foot pole at the approx. vicinity of 5883 Colbert Lane, Palm Coast, Flagler County, FL, 32137 [Lat: 29-29-56.16, Long: -81-9-26.6]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Jennifer Esch, j.esch@trileaf.com, 2600 Maitland Center Pkwy, Ste 330, Maitland, FL 32751, 407-660-7840.
7763-333999
Jan. 29, 2026

LEGAL NOTICE
\$14,997.41 USD was seized via search warrant by the Flagler County Sheriff's Office on December 15, 2025.
The funds originated from victim(s) located in Flagler County which were taken fraudulently and under false pretenses on or around June 27, 2025.
7763-333423
Jan. 29, Feb. 5, 2026

LEGAL NOTICE
0.01202061 Bitcoin with an approximate value of \$1,100.00 USD was seized by the Flagler County Sheriff's Office on December 15, 2025.
The funds originated from victim(s) located in Flagler County which were taken fraudulently and under false pretenses between March 7, 2025 and March 8, 2025.
7763-333467
Jan. 29, Feb. 5, 2026

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes, William C. McKinney intends to petition the Board of County Commissioners of Flagler County, Florida, on February 9, 2026 at 5:30 p.m. or as soon thereafter as possible during its regular scheduled meeting to relocate the 5 foot wide drainage and utility easement adjacent (10 feet total when combined with the adjacent lot) to interior side lot lines on the common lot line lying between Lot 67 and Lot 68 of Veranda Bay Phase 1A, as recorded in Map Book 40, Pages 59 through 64, in the Public Records of Flagler County, Florida, to the exterior side lot lines for the resulting combined parcel to create a 10 foot wide drainage and utility easement adjacent to the exterior side lot lines (10 feet along the South lot line of Lot 67 and 10 feet along the North lot line of Lot 68).

PURSUANT TO FLORIDA STATUTE 286.0105, EACH BOARD, COMMISSION, OR AGENCY OF THIS STATE OR OF ANY POLITICAL SUBDIVISION THEREOF SHALL INCLUDE IN THE NOTICE OF ANY MEETING OR HEARING, IF NOTICE OF THE MEETING OR HEARING IS REQUIRED, OF SUCH BOARD, COMMISSION OR AGENCY, CONSPICUOUSLY ON SUCH NOTICE, THE ADVICE THAT, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD

OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
7763-333830
Jan. 29, Feb. 5, 2026

LEGAL NOTICE
2012 Chevrolet Traverse with VIN: 1GNKRFD5CJ343776 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

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CA 000160
DIVISION: 49
JAMES A. HOGAN, et al
Plaintiffs
V.
KENNETH P. ASTON, JR., and LORI A. ASTON,
Defendants.

NOTICE OF ACTION
TO: KENNETH P. ASTON, JR.
LORI A. ASTON
3147 N. Oceanshore Blvd.
Flagler Beach, FL 32136
YOU ARE HEREBY NOTIFIED that an Amended Complaint for Nuisance has been filed against you in this court and you are required to serve a copy of your written defenses, if any, to Dennis K. Bayer, attorney for Plaintiffs, whose address is 109 S. 6th Street, Flagler Beach, FL 32136 and file the original with the clerk in the above styled court on or before February 9, 2026; otherwise a default will be entered against you for the relief prayed for in the complaint.
This notice shall be published once each week for four consecutive weeks in The Observer, Palm Coast, Flagler County, Florida on January 8, 2026; January 15, 2026; January 22, 2026; January 29, 2026.
WITNESS my hand and seal of said Court on this day of 1/5/2026
TOM BEXLEY
Clerk of the Court
By: /s/
Deputy Clerk
By: /s/
Dennis K. Bayer, Esq.
Florida Bar Number: 0512737
109 S. 6th Street, Suite 200
Flagler Beach, FL 32136
Phone: 386-439-2332
Email: dennis@bayerlegal.com
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

NOTICE OF PUBLIC MEETING

CITY OF BUNNELL, FLORIDA

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

ORDINANCE 2026-03

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

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

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

7763-331931
Jan. 29, 2026

peekers' place

You're only cheating yourself.

This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
"Love is like an arrow to your heart; the more you try to take it out, the more pain and blood you get."
Rainer Maria Rilke

Puzzle Two Solution:
"This is an age in which one cannot find common sense without a search warrant."
George F. Will

Puzzle Three Solution:
"I will not be a common man. I will stir the smooth sands of monotony."
Peter O'Toole

This week's Sudoku answers

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

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Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

The City of Flagler Beach
proposes to adopt the following
ordinance entitled:

ORDINANCE 2026-03

An Ordinance by the City Commission of the City of Flagler Beach, Florida, amending Appendix "A" Land Development Regulations, Article II, Zoning; amending Section 2.04.02.9.1 related to barrier island residential development standards; amending lot area, density, and lot width requirements; providing for inclusion in the Code of Ordinances; providing for conflicts; providing an effective date hereof.

City Commission: Thursday, February 12, 2026 @ 5:30 p.m. or soon thereafter

City Commission: Thursday, February 26, 2026 @ 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.
7763-334072
Jan. 29, Feb. 19, 2026

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SUBSEQUENT INSERTIONS

SECOND 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. 02339021
Solomon Herrera McCormick PLLC
40 Marcus Drive, Suite 202
Melville, New York 11747
January 22, 29, 2026 26-00021G

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org

SECOND 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,

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 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

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SECOND INSERTION

DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at <https://flagler.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
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1221-15879B
January 22, 29, 2026 26-00016G

SECOND 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@padgettawgroup.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@padgettawgroup.com
Attorney for Plaintiff
TDP File No. 24-001682-1
January 22, 29, 2026 26-00018G

SECOND 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:
Rebecca 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

SECOND 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

Personal 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
CHIUMUTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legaleamforlife.com
Secondary E-Mail:
Proserv@legaleamforlife.com
January 22, 29, 2026 26-00023G



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PUBLIC NOTICES

THURSDAY, JANUARY 29, 2026

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

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025 11149 CIDL

EQUITY PRIME MORTGAGE LLC, Plaintiff, vs.

DENNIS JAY HARTSFIELD, et al., Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DENNIS JAY HARTSFIELD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

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

LOT 5, AND THE WESTERLY 20 FEET OF LOT 4, DAYTONA PINES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 41, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before FEB 13 2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

WITNESS my hand and seal of this Court this 14th day of Jan, 2026.

Laura E. Roth, Esq.

CLERK OF COURT OF VOLUSIA COUNTY

By /s/ Shawnee S. Smith

As Deputy Clerk

Submitted by:

McCalla Raymer Leibert Pierce, LLP

225 East Robinson Street, Suite 155, Orlando, FL 32801

Phone: (407) 674-1850

Email: AccountsPayable@mccalla.com

25-11509FL

Jan. 29; Feb. 5, 2026

26-000751

FIRST INSERTION

TS No: 141226-FL APN: 8130-41-01-0100

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on 3/15/2006, a certain Mortgage Deed of Trust was executed by BUFORD LENARD AND ELIZABETH LENARD, HUSBAND AND WIFE as trustor in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B. as beneficiary, and was recorded on 3/27/2006, as Instrument No. 2006-074292, in Book 5793, Page 3377, in the Office of the Recorder of Volusia County, Florida; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 8/14/2023, recorded on 8/21/2023, as instrument number 20231709014, book 8449, page 1026, in the office of Volusia County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the move out of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 1/16/2026 is \$243,463.57; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 10/16/2025 as Instrument No. 2025194745, Book 8767, Page, 4643, notice is hereby given that on 2/27/2026 at 11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Legal Description: LOT 10, IN BLOCK 1086, OF DELTONA LAKES UNIT 41, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 246 THROUGH 261, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-

FIRST INSERTION

SIA COUNTY, FLORIDA. Commonly known as: 2327 INDIA BLVD, DELTONA, FL 32738

The sale will be held at: Outside the main entrance of the Volusia County Courthouse located at 101 N. Alabama Ave., DeLand, Florida Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$247,638.53. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$24,763.85. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$24,763.85 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the

FIRST INSERTION

Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE MOVE-OUT BY ALL MORTGAGORS FROM THE PROPERTY, CEASING TO USE THE PROPERTY AS THE PRINCIPAL RESIDENCE. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: JAN 16, 2026 ALDRIDGE PITE, LLP Foreclosure Commissioner By: Anhara Verduzzo Title: Foreclosure Assistant 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Phone: (858) 750-7777 Fax No: (858) 412-2705

Jan. 29; Feb. 5, 12, 2026

26-000591

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 13937 PRDL

Division 10

IN RE: ESTATE OF JOSEPH HUNTINGTON AKA JOSEPH D. HUNTINGTON AKA JOSEPH DEAN HUNTINGTON Deceased.

The administration of the estate of JOSEPH HUNTINGTON AKA JOSEPH D. HUNTINGTON AKA JOSEPH DEAN HUNTINGTON, deceased, whose date of death was October 31, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 29, 2026.

Personal Representative: SUSAN REED IMES 9631 Via Segovia New Port Richey, Florida 34655

Attorney for Personal Representative: JENNY SCAVIN SIEG Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@sieglelaw.com Secondary E-Mail: eservice@sieglelaw.com

Jan. 29; Feb. 5, 2026

26-000661

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO.: 2024 12148 CIDL

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

ORLANDO ALMONTE; UNKNOWN SPOUSE OF ORLANDO ALMONTE; V.P. HOMEOWNERS ASSOCIATION, INC.; VICTORIA PARK HOMEOWNERS ASSOCIATION, INC.; SOLAR MOSAIC, LLC; 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 dated January 8, 2026 entered in Civil Case No. 2024 12148 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and ORLANDO ALMONTE; V.P. HOMEOWNERS ASSOCIATION, INC.; SOLAR MOSAIC, LLC; UNKNOWN TENANT #1 N/K/A RENEE YESSMAN; UNKNOWN TENANT #2 N/K/A KAYLE CASEY are defendants, Laura E. Roth, Clerk of Court, will sell the property www.volusia.realestate.com beginning at 11:00 AM on February 26, 2026 the following described property as set forth in said Final Judgment, to-wit: LOT 59, VICTORIA PARK INCREMENT FIVE NORTHWEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGES 91 THROUGH 95, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 720 E Victoria Trails Blvd, Deland, FL 32724

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: 2390.000206

Jan. 29; Feb. 5, 2026

26-000671

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Alicia Celauro

Deland, Volusia County, Florida

Case Number: 350015-25-AG

An ADMINISTRATIVE COMPLAINT to (suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street,

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

GARAGE SALE

Advertise as low as \$17.50 per week!

386-447-9723