

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, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
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: efling@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 26-000761

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 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: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-08491FL
Jan. 29; Feb. 5, 2026 26-000741

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. 732.2211, 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: 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
Jan. 29; Feb. 5, 2026 26-000651



Email your Legal Notice
legal@observerlocalnews.com

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. 732.2211, 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: 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
Jan. 29; Feb. 5, 2026 26-000651

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. 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

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-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

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com 25-001982-01
Jan. 29; Feb. 5, 2026 26-000771

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. 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.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo

FIRST INSERTION

a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.
THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. 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 January 26, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1422-189265 / SM2
Jan. 29; Feb. 5, 2026 26-000721

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; gmforeclosure@gmlaw.com 25-001982-01
Jan. 29; Feb. 5, 2026 26-000771

NOTICE OF ACTION
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: efling@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 Weinstein
Jordan Weinstein
FBN: 1039538
Service E-mail: flrealprop@kelleykronenberg.com
File No: 5299.000163
Jan. 29; Feb. 5, 2026 26-000691

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 Weinstein
Jordan Weinstein
FBN: 1039538
Service E-mail: flrealprop@kelleykronenberg.com
File No: 5299.000163
Jan. 29; Feb. 5, 2026 26-000691

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 Weinstein
Jordan Weinstein
FBN: 1039538
Service E-mail: flrealprop@kelleykronenberg.com
File No: 5299.000163
Jan. 29; Feb. 5, 2026 26-000691

FIRST INSERTION

NOTICE OF FORECLOSURE 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: efling@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 26-0006

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 JULIETA LLANTO RACAL, ET AL. Defendants

To the following Defendant(s): JULIETA RACAL LICCIARDELLO F/K/A JULIETA LLANTO RACAL A/K/A JULIETA 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

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

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

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

COMMUNITY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED DECEMBER 2, 2002, IN OFFICIAL RECORDS BOOK 4972, PAGE 891, FIRST AMENDMENT RECORDED FEBRUARY 15, 2003, IN OFFICIAL RECORDS BOOK 5017, PAGE 4217, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 145 N Halifax Ave, Apt 504, Daytona Beach, FL 32118

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Kelley Kronberg
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@kelleykronberg.com
File No.: 2390.000757
Jan. 29; Feb. 5, 2026 26-000681

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

reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki ankikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvand dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 23rd day of January, 2026.
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20303-24/sap
Jan. 29; Feb. 5, 2026 26-000701

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,

whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before March 2, 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. Comuníquese con la Oficina de Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menor de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
DATED on Jan 15, 2026.

Laura E Roth
CLERK OF THE CIRCUIT 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,
1496-208622 / ME2
Jan. 29; Feb. 5, 2026 26-000711

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 DELORIS AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE; REIGONALD MOODIE AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE; ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): HERMA DELOS WILSON AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE 921 REDWOOD ST, DAYTONA BEACH, FL 32117 REGIONALD MOODIE AS POTENTIAL HEIR TO THE ESTATE OF ANGELA M. MOODIE 921 REDWOOD ST, DAYTONA BEACH, FL 32117 THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ANGELA M. MOODIE 921 REDWOOD ST, DAYTONA BEACH, FL 32117
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 102, MASON HILLS, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN MAP BOOK 11, PAGE(S) 287, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 921 Redwood St, Daytona Beach, FL 32117
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronberg, 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 1-800-995-8771 (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 Kronberg
Attorney for Plaintiff
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 22, 29, 2026 26-000511

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 6133 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-

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration 101 N. Alabama Ave., Ste. D-305 DeLand, FL 32724 (386) 257-6096
Hearing or voice impaired, please call 711.
WITNESS MY HAND AND SEAL OF SAID COURT on this 15th day of Jan 2026.

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

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com
January 22, 29, 2026 26-000531

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. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 22, 2026.
Emily Reilly
2014 Red Rock Road
New Smyrna Beach, FL 32168
Personal Representative
SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses: lsilva@shumaker.com
tmcintyre@shumaker.com
38779141v1
January 22, 29, 2026 26-000551

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.
CASE NO. 2025 11209 CIDL
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff vs. KENNETH HELMLINGER AKA KENNETH LEWIS DAVID 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

SECOND INSERTION

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

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

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

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

The sale is being held pursuant to the Default Final Judgment of Foreclosure, entered on November 18, 2025, in Case No. 2025 11831 CIDL pending in the Circuit Court in Volusia County, Florida. CHRISTOPHER R. TURNER, PLLC Attorney for Plaintiff 2600 E. Robinson St. Orlando, FL 32803 Telephone: 407-796-2278 Facsimile: 407-630-8737 By: /s/ Christopher R. Turner Florida Bar Number 47150 Service Address: eservice@crtlgal.com
January 22, 29, 2026 26-000581



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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),

this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
 REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 THESE ARE NOT COURT INFORMATION NUMBERS
 SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
 Si usted es una persona con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacion de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.
 ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
 DATED January 15, 2026.
 By: /s/ Ian Dolan
 Ian C. Dolan
 Florida Bar No.: 757071
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 1496-212991 / SM2
 January 22, 29, 2026 26-000441

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.

Dated: August 19, 2025.
 LAURA E. ROTH
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ D. Waszak Deputy Clerk
 REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, Deland, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 THESE ARE NOT COURT INFORMATION NUMBERS
 SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
 Si usted es una persona con discapacidad que necesita una adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, Deland, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.
 ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
 CL-0745-1912
 Jan. 22, 29; Feb. 5, 12, 2026 26-000431

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 WILMINGTON 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

TENEMENTS, HEREDITA-MENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.
 Property Address: 1318 CARMEN AVENUE, DAYTONA BEACH, FL 32117
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT
 AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
 Dated this 19 day of January, 2026.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 23-158365 - MIM
 January 22, 29, 2026 26-000571

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. Cerro, 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

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025 14105 PRDL
Division 10
IN RE: ESTATE OF SANDRA WHITTAKER SANDERS a/k/a SANDRA WHITTAKER-SANDERS Deceased.
 The administration of the estate of Sandra Whittaker Sanders, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
 Date of first publication of this notice is: 1/22/2026.
 The second week of publication is: 1/29/2026.
Personal Representative(s):
Scott Edward Sanders
 415 Oak River Drive
 Port Orange, Florida 32127
 Attorney for Personal Representative:
 Thomas J. Upchurch, Esquire
 Florida Bar No. 0015821
 Upchurch Law
 1616 Conchierge Blvd, Suite 101
 Daytona Beach, Florida 32117
 Telephone: (386) 492-3871
 Primary E-mail: service@upchurchlaw.com
 Secondary E-mail: legaladmin@upchurchlaw.com
 January 22, 29, 2026 26-000481

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 YOU RECEIVE A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is January 22, 2026.
Personal Representative:
Patricia Gaitan
 2770 Coastal Bay Drive, #102
 Orange City, Florida 32763
 Attorney for Personal Representative:
 Michael Newman, Esq.
 Florida Bar Number: 0090114
 1540 International Parkway, Suite 2000
 Lake Mary, Florida 32746
 Telephone: (407) 413-2588
 E-Mail: attynewman@outlook.com
 Secondary E-Mail: cynthia@flstateparalegal.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 12271 PRDL
IN RE: ESTATE OF HERMINIA A. RAMOS a/k/a HERMINIA APONTE DE RAMOS Deceased.
 If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is 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. 732.221, Florida Statutes.
 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is January 22, 2026.
Personal Representative:
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 Conchierge 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

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication)
 IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
 PROBATE DIVISION
File No. :2025 13651 PRDL
IN RE: ESTATE OF JAMES BOGLE BECK, JR. Deceased.
 TO: Ronald Eugene Beck, Unknown
 Robert Gerald Beck, Unknown
 YOU ARE NOTIFIED that a Petition for Summary Administration, Petition to Appoint a Commissioner, and Verified Petition for Establishment and Probate of Lost or Destroyed Will has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:
 Michele Diglio-Benkiran, Esquire,
 Legal Counsel, P.A., 13330 W. Colonial Drive #110, Winter Garden, FL 34787, on or before February 27, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
 Signed on this 13 day of January, 2026.
 LAURA E ROTH
 CLERK OF THE CIRCUIT COURT (SEAL) By: Tara Coker As Deputy Clerk
 Jan. 15, 22, 29; Feb. 5, 2026 26-000411

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



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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
CIVIL DIVISION: 53

CASE NO.: 2025 CA 000498
**SELECT PORTFOLIO SERVICING,
INC.,**
Plaintiff, vs.
**NATALIYA CADOURA AS
GUARDIAN FOR ALEXANDRA
MIRIAM CADOURA, A MINOR;
THE FAIRWAYS CONDOMINIUM
AT PALM COAST, INC.; NATALIYA
CADOURA, AS GUARDIAN FOR
VICTORIA ANNE CADOURA, A
MINOR; UNKNOWN TENANT**
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at 11:00 AM on the 27 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 201-43D, OF THE FAIRWAYS CONDOMINIUM AT PALM COAST, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 143, PAGE (S) 160, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. PROPERTY ADDRESS: 22 PINEHURST PL., PALM COAST, FL 32137

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 21 day of January 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01677
Jan. 29; Feb. 5, 2026 26-00025G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
FLAGLER COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-000474

**FREEDOM MORTGAGE
CORPORATION,**
Plaintiff, vs.
AMY CHRISTINE MOORE, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment entered on January 14, 2026, in Case 2024-CA-000474 of the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and AMY CRISTINE MOORE and SAWMILL BRANCH AT PALM COAST PARK HOMEOWNERS ASSOCIATION, INC., are Defendants, the Office of Tom Bexley, Flagler County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.flagler.realforeclose.com on the 27th day of February 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 99, SAWMILL BRANCH AT PALM COAST PARK PHASE 2A, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 40, PAGES 73 THROUGH 81, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Also known as 54 HULETT WOODS RD, PALM COAST, FL 32137 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated this 15th day of January 2026.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Jan. 29; Feb. 5, 2026 26-00027G

FIRST INSERTION

**NOTICE TO CREDITORS
(Formal Administration)**
IN THE 7th JUDICIAL CIRCUIT COURT
IN AND FOR FLAGLER COUNTY,
FLORIDA.

PROBATE DIVISION
CASE NO.: 2025 CP 000701
DIVISION: 48
IN RE: ESTATE OF
JANICE SANFLIPPO,
Deceased.

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

The administration of the estate of JANICE SANFLIPPO, deceased, whose date of death was February 25, 2025, and whose social security number is XXX-XX-8803, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Boulevard, Building #1, Bunnell, Florida, 32110. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is January 29, 2026.

/s/ Albert A. Sanfilippo
ALBERT A. SANFLIPPO,
As Personal Representative
Attorney and Personal Representative
Giving Notice:

/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
Jan. 29; Feb. 5, 2026 26-00028G

FIRST INSERTION

**NOTICE TO CREDITORS
(Summary Administration)**
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 755
Division 48

IN RE: ESTATE OF
JOHN F. LAWLESS
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 John F. Lawless, deceased, File Number 2025 CP 755, 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 23, 2025; that the total value of exempt and non-exempt assets of the estate is \$237,142 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
John Matthew Lawless	P.O. Box 394 Danvers, IL 61732
Michelle Lawless Wagner	302 Wrightsman St. Virden, IL 62690
John Matthew Lawless, Trustee of the John F. Lawless Revocable Trust	P.O. Box 394 Danvers, IL 61732

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 29, 2026

**Person Giving Notice:
John Matthew Lawless**
P.O. Box 394
Danvers, IL 61732
Attorney for Person Giving Notice
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445.8900
Fax: (386) 445.6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
Jan. 29; Feb. 5, 2026 26-00032G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL CIRCUIT
COURT, IN AND FOR FLAGLER
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000038

Division 48
IN RE: ESTATE OF
SHARA ANN HOLT
A/K/A SHARA W. HOLT,
Deceased.

The administration of the estate of SHARA ANN HOLT, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center 1769 E Moody Blvd, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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 1/29/2026

**Personal Representative:
Signed by: Robert Wigginton
ROBERT WIGGINTON**
Attorney for Personal Representative:
Signed by: Heather Maltby
HEATHER S. MALTBY
HEATHER@EPGLAW.COM
Florida Bar No. 116571
E.P.P.G. Law of St. Johns, PLLC
200 Malaga Street, Suite 2
St. Augustine, FL 32084
Telephone: 904-875-3774
Jan. 29; Feb. 5, 2026 26-00029G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000825

Division 48
IN RE: ESTATE OF
MARGARET E. MCKENNA
Deceased.

The administration of the estate of Margaret E. McKenna, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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:
R. Michael McKenna**
100 Canopy Walk Ln., Apt. 125
Palm Coast, Florida 32164
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445.8900
Fax: (386) 445.6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
Jan. 29; Feb. 5, 2026 26-00033G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH CIRCUIT IN AND FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000705

IN RE: ESTATE OF
JAY ROBERT FLYNN
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, 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 unmaturing, 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: JAY ROBERT FLYNN, File Number 2025-CP-000705.

The address of the court where this probate is pending is: Circuit Court for Flagler County, Florida, 1769 E. Moody Blvd., Bldg. # 1, Bunnell, FL, 32110

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

Date of death of the decedent is: 08/02/2025.

The date of first publication of this notice is: 01/29/2026.

The second week of publication is: 02/05/2026.

**Personal Representative(s):
Keith Edward Flynn.**
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
Jan. 29; Feb. 5, 2026 26-00030G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000018

Division 48
IN RE: ESTATE OF
DOREEN BUTLER RODGERS
Deceased.

The administration of the estate of Doreen Butler Rodgers, deceased, whose date of death was October 27, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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:
Mildred DiStefano**
47 Pebble Stone Lane
Palm Coast, Florida 32164
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445.8900
Fax: (386) 445.6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
Jan. 29; Feb. 5, 2026 26-00034G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, 7TH
JUDICIAL CIRCUIT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-CP-000010

Division: 48
IN RE: ESTATE OF
JOHN LAWRENCE MCSWEENEY,
a/k/a JOHN L. MCSWEENEY
Deceased.

The administration of the estate of JOHN L. MCSWEENEY, deceased, whose date of death was October 28, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME 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.

**Personal Representative:
BRENDA J. MCSWEENEY**
85 Avenue de la Mer
Palm Coast, FL 32137
Attorney for Personal Representative:
KEVIN A. KANE
Florida Bar No. 0378770
Purcell, Flanagan & Hay, P.A.
1548 Lancaster Terrace
Jacksonville, FL 32204
Telephone: (904) 355-0355
E-Mail Addresses:
KKane@pfhglaw.com
LWilton@pfhglaw.com
Jan. 29; Feb. 5, 2026 26-00031G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
FLAGLER COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-000244

**FREEDOM MORTGAGE
CORPORATION,**
Plaintiff, vs.
JOHN HENRY DUDA, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment entered on January 14, 2026, in Case 2024-CA-000244 of the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and JOHN HENRY DUDA, JAMES EDWARD DUDA, and STEPHANIE MICHELLE PERRY are Defendants, the Office of Tom Bexley, Flagler County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.flagler.realforeclose.com on the 27th day of February 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 31, WYNNFIELD - SECTION 27 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE(S) 36 THROUGH 50 INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Also known as 3 WOODFALON PL, PALM COAST, FL 32164 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated this 15th day of January 2026.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Jan. 29; Feb. 5, 2026 26-00026G

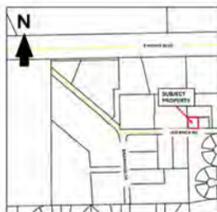
NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

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 of Ordinance 2026-02, before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-02
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 0.23± ACRES, BEARING PARCEL ID: 12-12-30-0650-000A0-0102 LOCATED AT 325 OLD BRICK ROAD IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "C-2, GENERAL COMMERCIAL & SHOPPING CENTER DISTRICT" TO CITY OF BUNNELL "B-1, BUSINESS DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



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 1/29/2026.
 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
 7763-333936
 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 Purvis, 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 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/ Alica M. Placido
 Alica 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

Celco 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

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

Want to buy ad space and donate it to help a nonprofit? Let's make it happen!
 386-447-9723 // advertising@observerlocalnews.com

A RECENT SUCCESS STORY

Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled — and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win!



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

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@nyflaw.com
Florida Bar No. 0233021
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



SUBSEQUENT INSERTIONS

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, GRANTEE, 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, GRANTEE, 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, GRANTEE, 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, GRANTEE, OR OTHER CLAIMANTS are Defendants.

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

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

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 14th day of January, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro
Digitally signed by John J. Cullaro
DN: CN=John J. Cullaro,
E=Jcullaro@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2026.01.14 11:19:50-05'00'
Foxit PDF Editor Version: 13.1.7
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15879B
January 22, 29, 2026 26-00016G

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

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@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,
/s/ Steven G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-001682-1
January 22, 29, 2026 26-00018G

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

Person Giving Notice
Tracie Lee Howell
130 Welchman Avenue
Goose Creek, South Carolina 29445
Attorney for Person Giving Notice
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
January 22, 29, 2026 26-00023G

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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 HARTS-
FIELD, WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES, GRANT-
EES 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, to, 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

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Alicia Celauo
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,

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 trustee in favor of FINAN-
CIAL FREEDOM SENIOR FUNDING
CORPORATION, A SUBSIDIARY OF
INDY MAC BANK, F.S.B. as beneficiary,
and was recorded on 3/27/2006, as In-
strument 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) pur-
suant 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 de-
fault 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 delin-
quent 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 Mort-
gage Deed of Trust to be immediately due
and payable; NOW THEREFORE, pursu-
ant 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 designa-
tion of me as Foreclosure Commissioner,
recorded on 10/16/2025 as Instrument No.
2025194745, Book 8767, Page, 4645, notice
is hereby given that on 2/27/2026 at 11:00
AM local time, all real and personal prop-
erty at or used in connection with the follow-
ing 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-

Tallahassee, Florida, 32399-0390. The
fax number is (850) 488-0697. The email
address is
DFSAgencyClerk@myfloridacfo.
com. The address for delivery is the
Department of Financial Services, Office
of the General Counsel, 200 East Gaines
Street, Tallahassee, Florida 32399-
0333. A copy of the Administrative
Complaint and Election of Proceeding
can be requested by submitting a request
via email at
Hannah.Brackett@MyFloridaCFO.
com or via telephone at (850) 413-4241.
If a request for a hearing is not received
by March 12, 2026, the right to a hearing
in this matter will be waived and the
Chief Financial Officer will dispose of
this case in accordance with law.
7764-333703
Jan. 29, Feb. 5, 12, 19, 2026

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 es-
timated 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 excep-
tion of the Secretary must submit a deposit
totaling ten percent (10%) of the Secre-
tary'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 estimat-
ed 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 Secre-
tary 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 unsuccess-
ful 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

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 public sale 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

Foreclosure Commissioner after consulta-
tion 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 repre-
sentative, 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 pos-
session 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 ac-
cordance with the terms of the sale as pro-
vided herein. HUD does not guarantee that
the property will be vacant. The scheduled
foreclosure sale shall be cancelled or ad-
journaled 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 fore-
closure 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 foreclo-
sure sale or the breach must be otherwise
cured. A description of the default is as fol-
lows: 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 foreclo-
sure 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 Assis-
tant 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 JO-
SEPH 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, Flor-
ida, 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 represen-
tative'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 BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION 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 de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NO-
TICE.
The personal representative has no duty
to discover whether any property held at
the time of the decedent's death by the de-
cedent 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 SCAVINO 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@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.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 pursu-
ant to a Final Judgment dated January 8,
2026 entered in Civil Case No. 2024 12148
CIDL in the Circuit Court of the 7th Ju-
dicial Circuit in and for Volusia County,
Florida, wherein NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE SERVIC-
ING, Plaintiff and ORLANDO ALMONTE;
V.P. HOMEOWNERS ASSO-
CIATION, 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.realforeclose.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 INCRE-
MENT FIVE NORTHWEST, AC-
CORDING TO THE PLAT THERE-
OF, AS RECORDED IN PLAT BOOK
57, AT PAGES 91 THROUGH 95, OF
THE PUBLIC RECORDS OF VOLU-
SIA COUNTY, FLORIDA.
Property Address: 720 E Victoria
Trails Blvd, Deland, FL 32724
ANY PERSON CLAIMING AN INTER-
EST 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

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