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PUBLIC NOTICES

THURSDAY, FEBRUARY 5, 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 IN AND FOR VOLUSIA
COUNTY, FLORIDA

CASE NO.: 2025 13588 CIDL
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE ASSET BACKED
SECURITIES CORPORATION HOME
EQUITY LOAN TRUST, SERIES NC
2006-HE4 ASSET BACKED PASS-
THROUGH CERTIFICATES, SERIES
NC 2006-HE4,
Plaintiff, vs.
JOAN TOWNSEND A/K/A JOAN L.
BROWN; UNKNOWN SPOUSE OF
JOAN TOWNSEND A/K/A JOAN
L. BROWN; CITY OF DELTONA,
FLORIDA; UNKNOWN TENANT(S)
IN POSSESSION #1 and #2, et al.
Defendant(s).

TO: JOAN TOWNSEND A/K/A JOAN L.
BROWN
(Current Residence Unknown)
(Last Known Address(es))
1250 BAILEY AVENUE
DELTONA, FL 32725-0000

2576 ENTERPRISE RD STE 136
ORANGE CITY, FL 32763

ALL OTHER UNKNOWN PARTIES,
INCLUDING, IF A NAMED DEFEN-
DANT IS DECEASED, THE PERSONAL
REPRESENTATIVES, THE SURVIVING
SPOUSE, HEIRS, DEVISEES, GRANT-
EES, CREDITORS, AND ALL OTHER
PARTIES CLAIMING, BY, THROUGH,
UNDER OR AGAINST THAT DEFEN-
DANT, AND ALL CLAIMANTS, PER-
SONS OR PARTIES, NATURAL OR COR-
PORATE, OR WHOSE EXACT LEGAL
STATUS IS UNKNOWN, CLAIMING
UNDER ANY OF THE ABOVE NAMED
OR DESCRIBED DEFENDANTS
(Last Known Address)
1250 BAILEY AVENUE
DELTONA, FL 32725

YOU ARE NOTIFIED that an action for
the Foreclosure of a Mortgage on the fol-
lowing described property:

LOT 12, BLOCK 283, DELTONA
LAKES UNIT SEVEN, ACCORDING
TO THE PLAT THEREOF, AS RE-
CORDED IN MAP BOOK 25, PAGES
149 THROUGH 162, INCLUSIVE,
OF THE PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.
A/K/A: 1250 BAILEY AVENUE,
DELTONA, FL 32725.

has been filed against you and you are
required to serve a copy of your written

defenses, if any, to it, on Brian L. Rosaler,
Esquire, POPKIN & ROSALER, P.A., 1701
West Hillsboro Boulevard, Suite 400, Deer-
field Beach, FL 33442., Attorney for Plain-
tiff, within thirty (30) days after the first
publication of this Notice in the (Please
publish in The Palm Coast/Ormond Beach
Observer) and file the original with the
Clerk of this Court either before service on
Plaintiff's attorney or immediately there-
after; otherwise a default will be entered
against you for the relief demanded in the
complaint.

REQUESTS FOR ACCOMMODA-
TIONS BY PERSONS WITH DISABILI-
TIES If you are a person with a disability
who needs an accommodation in order to
participate in this proceeding, you are en-
titled, 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 re-
ceiving 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 INFOR-
MATION 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), 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

WITNESS my hand and the seal of this
Court this 27 day of Jan, 2026.

LAURA E. ROTH
As Clerk of the Court
and/or Comptroller
(SEAL) /s/ Shawnee S. Smith

Brian L. Rosaler, Esquire
POPKIN & ROSALER, P.A.
1701 West Hillsboro Boulevard, Suite 400
Deerfield Beach, FL 33442
24-51216

February 5, 12, 2026 26-000781

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL
CIRCUIT IN AND FOR VOLUSIA
COUNTY, FLORIDA

CASE NO.: 2025 12309 CICI
WILMINGTON SAVINGS
FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE
OF STARWOOD MORTGAGE
RESIDENTIAL TRUST 2022-1,
Plaintiff, vs.
FRANCISCO J. SANTANA; ASHLEY
SANTANA; THE INTERNATIONAL
RESIDENTIAL OWNERS
ASSOCIATION, INC.; MASTER'S
GLEN AT GRANDE CHAMPION
HOMEOWNERS' ASSOCIATION,
INC.; AERO HEC ACQUISITION I,
LLC; UNKNOWN TENANT(S) IN
POSSESSION #1 and #2, and ALL
OTHER UNKNOWN PARTIES, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Summary Judgment of Foreclo-
sure (In Rem) dated November 12, 2025
and an Order Canceling and Rescheduling
Foreclosure Sale dated January 27, 2026,
entered in Civil Case No.: 2025 12309
CICI of the Circuit Court of the Seventh
Judicial Circuit in and for Volusia County,
Florida, wherein WILMINGTON SAV-
INGS FUND SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS TRUSTEE OF STARWOOD MORT-
GAGE RESIDENTIAL TRUST 2022-1,
Plaintiff, and FRANCISCO J. SANTANA;
ASHLEY SANTANA; THE INTERNA-
TIONAL RESIDENTIAL OWNERS AS-
SOCIATION, INC.; MASTER'S GLEN AT
GRANDE CHAMPION HOMEOWNERS'
ASSOCIATION, INC.; AERO HEC AC-
QUISITION I, LLC, are Defendants.

LAURA E. ROTH, The Clerk of the Cir-
cuit Court, will sell to the highest bidder for
cash, at www.volusia.realforeclose.com, at
11:00 AM, on the 27th day of March, 2026,
the following described real property as set
forth in said Judgment, to wit:

LOT 56, GRANDE CHAMPION AT
PARCEL NW-27, ACCORDING TO
THE PLAT THEREOF, AS RECORD-
ED IN MAP BOOK 51, PAGES 161
THROUGH 166, OF THE PUBLIC
RECORDS OF VOLUSIA COUNTY,
FLORIDA.

If you are a person claiming a right to funds

remaining after the sale, you must file a
claim with the clerk before the clerk reports
the surplus as unclaimed. If you fail to file
a timely 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.

REQUESTS FOR ACCOMMODA-
TIONS BY PERSONS WITH DISABILI-
TIES If you are a person with a disability
who needs an accommodation in order to
participate in this proceeding, you are en-
titled, 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 re-
ceiving 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 INFORMA-
TION NUMBERS

SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACID-
ADES Si usted es una persona con dis-
capacidad que necesita una adaptación
para poder participar en este proced-
imiento, usted tiene el derecho a que se le
proporcione cierta asistencia, sin incurrir
en gastos. Comuníquese con la Oficina de
Administración Judicial (Court Adminis-
tración), 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 com-
parecencia 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

Dated: January 29, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51880

February 5, 12, 2026 26-000791

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025 13684 PRDL
Division 10
IN RE: ESTATE OF
MILDRED G. BLAIR
Deceased.

The administration of the estate of MIL-
DRED G. BLAIR, deceased, whose date of
death was September 13, 2025, is pending
in the Circuit Court for Volusia County,
Florida, Probate Division, the address of
which is P.O. Box 6043, DeLand, FL 32721-
6043. The names and addresses of the per-
sonal representative and the personal rep-
resentative'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.

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 no-
tice is: February 5, 2026.

Signed on this 29th day of JANUARY,
2026.

/s/ Michael J. Blair
MICHAEL J. BLAIR
Personal Representative
25 Sand Dollar Drive
Ormond Beach, FL 32176

/s/ Robert Kit Korey
Robert Kit Korey
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
February 5, 12, 2026 26-000831

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 13290 CIDL
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR MERRILL LYNCH
MORTGAGE INVESTORS TRUST,
MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-OPTI,
Plaintiff, vs.
GREGORY W. GILBERT, et al.
Defendant(s),
TO: GREGORY W. GILBERT, UN-
KNOWN SPOUSE OF GREGORY W.
GILBERT,

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 fol-
lowing property:

LOT 1, DAYTONA SUNSHINE ES-
TATES, ACCORDING TO PLAT
THEREOF, AS RECORDED IN MAP
BOOK 38, PAGES 99 AND 100, OF
THE PUBLIC RECORDS OF VOLU-
SIA COUNTY, FLORIDA.

has been filed against you and you are re-
quired to serve a copy of your written de-
fenses, if any, to it on counsel for Plaintiff,
whose address is 6409 Congress Avenue,
Suite 100, Boca Raton, Florida 33487 on
or before February 27, 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 de-
fault will be entered against you for the re-
lief demanded in the complaint or petition
filed herein.

THIS NOTICE SHALL BE PUBLI-
ISHED ONCE A WEEK FOR TWO (2)
CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this
Court at Volusia County, Florida, this 29
day of January, 2026.

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

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-323517
February 5, 12, 2026 26-000921

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10038 PRDL
IN RE: ESTATE OF ELLEN DAVIS,
Deceased.

The administration of the estate of ELLEN DAVIS, deceased, whose date of death was December 1, 2025, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N Alabama Ave. DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is February 5, 2026.

Personal Representative:
Nakischa Adams
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood, Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
jennifer@srblawyers.com
February 5, 12, 2026 26-000801

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10048 PRDL
Division 10
IN RE: ESTATE OF HUGH CHARLES SUTHERLAND,
aka HUGH C. SUTHERLAND
Deceased.

The administration of the estate of HUGH CHARLES SUTHERLAND, also known as HUGH C. SUTHERLAND, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 5, 2026.

ANDREW CHARLES SUTHERLAND
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Ste. 202
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
February 5, 12, 2026 26-000861

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10040 PRDL
Division: 10
IN RE: ESTATE OF ALBERTA JEAN ANDERSEN,
aka ALBERTA J. ANDERSEN
Deceased.

The administration of the estate of Alberta Jean Andersen, also known as Alberta J. Andersen, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 5, 2026.

Personal Representative:
Mark C. Andersen
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
February 5, 12, 2026 26-000811

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13951 PRDL
Division 10
IN RE: ESTATE OF ROBERT BRENT CORDING,
Deceased.

The administration of the estate of ROBERT BRENT CORDING, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 5, 2026.

LYNN MICHELE BUTLER
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Ste. 202
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
February 5, 12, 2026 26-000871

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10097 PRDL
Division: 10
IN RE: ESTATE OF LARRY P NELSON,
aka LARRY PHILLIP NELSON
Deceased.

The administration of the estate of LARRY P NELSON, also known as LARRY PHILLIP NELSON, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 5, 2026.

Heidi S. Webb
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Ste. 202
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
Secondary Email: filing@heidwebb.com
February 5, 12, 2026 26-000881

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-3142-PRDL
Division 10
IN RE: ESTATE OF ANTHONY DEREK ARANHA
Deceased.

The administration of the estate of Anthony Derek Aranha, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Daytona Beach, FL 32114. 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 February 5, 2026.

Personal Representative:
/s/ Anthony Derek Aranha II
Anthony Derek Aranha II
7080 NW 49th Place
Lauderhill, Florida 33319
Attorney for Personal Representative:
/s/ W. Marie Elianor, Esq
W. Marie Elianor, Esq.
Attorney
Florida Bar Number: 1035558
SHROUDER, KARNS & MAGER, P.A.
9700 GRIFFIN ROAD
COOPER CITY, FL 33328
Telephone: (954) 392-9994
Fax: (954) 538-1326
E-Mail: marie@myfllegal.com
Secondary E-Mail:
eservice@myfllegal.com
February 5, 12, 2026 26-000911

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 13938 PRDL
DIVISION: Probate
IN RE: ESTATE OF CAROL HALL SHAW
Deceased.

The administration of the estate of Carol Hall Shaw, deceased, whose date of death was July 18, 2025, is pending in the Seventh Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, FL 32724.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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 Florida Statutes Section 732.213-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

Personal Representative:
Gilbert Petit-Frere
Joanna J. Payette, Esq.
Attorney for Gilbert Petit-Frere
Florida Bar Number: 1048864
Orange Blossom Law PLLC
1133 Louisiana Avenue, Suite 116
Winter Park, FL 32789
Telephone: (407) 748-4887
E-Mail: joanna@orangeblossomlaw.com
Secondary E-Mail:
info@orangeblossomlaw.com
February 5, 12, 2026 26-000851

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 NICTOMMAX COASTAL, located at 240 Standish Drive, in the City of Ormond Beach, Volusia County, FL 32176, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/28/2026.
YOGI LIFE ENTERPRISES, LLC
7764-334321
Feb. 5, 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 FARMSIDE BUILD, located at 305 RIO PINAR DR, in the City of ORMOND BEACH, Volusia County, FL 32174, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 1/30/2026.
FARMSIDE VISUALIZATION
7764-334504
Feb. 5, 2026

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Alicia Celauro
Deland, Volusia County, Florida
Case Number: 350015-25-AG
An ADMINISTRATIVE COMPLAINT to (suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10099 PRDL
Division: 10
IN RE: ESTATE OF SEAN A. LIBECCO
Deceased.

The administration of the estate of Sean A. Libecco, deceased, whose date of death was December 2, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 5, 2026.

Personal Representative:
Brandon K. Christie
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
Robert M. Holland
Attorney
Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: holland@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
February 5, 12, 2026 26-000821

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Samuel O. Williams
Case No.: CD202512931/G 3408444
An Administrative Complaint to suspend 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, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
February 5, 12, 19, 26, 2026
26-000891

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 13871 CIVL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
HP INVESTMENT GROUP, INC., AS TRUSTEE FOR 1517 BEACON ST. TRUST, et al.,
Defendant.
To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST 1517 BEACON ST. TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
THE WESTERLY 100 FEET OF THE SOUTHERLY 1/2 OF LOT 4 AND THE WESTERLY 100 FEET OF THE NORTHERLY 1/2 OF LOT 5, BLOCK 12, COLIN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 11, PAGES 116 AND 117 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 McCalla Rayment Leibert Pierce, LLP, Betsy Falgas, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before FEB 27 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 28th day of Jan, 2026.
LAURA E. ROTH, ESQ.
CLERK OF COURT OF VOLUSIA COUNTY
As Clerk of the Court
BY: /s/ Shawnee S. Smith
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-08852FL
February 5, 12, 2026 26-000901

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT FOR VOLUSIA COUNTY, FLORIDA
Division PROBATE
File No. 2026 10117 PRDL
IN RE: ESTATE OF KAEDAN MATTHEW SNIADACH
Deceased.

The administration of the estate of KAEDAN MATTHEW SNIADACH, deceased, whose date of death was June 5, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 February 5, 2026.

MARNIE C. BROWN
Personal Representative
3929 Cardinal Blvd.
Wilbur By The Sea, Florida 32127
ANDRE "ANDI" T. SIEMER
Florida Bar Number: 1037800
KAITLIN J. STOLZ
Florida Bar Number: 1015652
Attorneys for Personal Representative
AMY B. VAN FOSSEN, P.A.
211 E. New Haven Avenue
Melbourne, FL 32901
Telephone: (321) 345-5945
Fax: (321) 345-5417
E-Mail: service@amybvanfossen.com
Email: andi@amybvanfossen.com
February 5, 12, 2026 26-000841



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SUBSEQUENT INSERTIONS

SECOND 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, P.L.C., 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 in 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 menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

WITNESS my hand and the seal of this Court this 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, P.L.C.
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

SECOND 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 Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 2390.000757
Jan. 29; Feb. 5, 2026 26-000681

SECOND 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 ankaidap 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 anvan 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

TS No: 141226-FL APN: 8130-41-01-0100 **NOTICE OF DEFAULT AND FORECLOSURE SALE** WHEREAS, on 3/15/2006, a certain Mortgage Deed of Trust was executed by BUFORD LENARD AND ELIZABETH LENARD, HUSBAND AND WIFE as trustor in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B. as beneficiary, and was recorded on 3/27/2006, as Instrument No. 2006-074292, in Book 5793, Page 3377, in the Office of the Recorder of Volusia County, Florida; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 8/14/2023, recorded on 8/21/2023, as instrument number 20231709014, book 8449, page 1026, in the office of Volusia County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the move out of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 1/16/2026 is \$243,463.57; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 10/16/2025 as Instrument No. 2025194745, Book 8767, Page, 4645, notice is hereby given that on 2/27/2026 at 11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: LOT 10, IN BLOCK 1086, OF DELTONA LAKES UNIT 41, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 246 THROUGH 261, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-

SIA COUNTY, FLORIDA. Commonly known as: 2327 INDIA BLVD, DELTONA, FL 32738 The sale will be held at: Outside the main entrance of the Volusia County Courthouse located at 101 N. Alabama Ave., DeLand, Florida Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$247,638.53. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$24,763.85. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$24,763.85 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the

SECOND 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.

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,

SECOND INSERTION

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

CASE NO.: 2024 12148 CIDL
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

ORLANDO ALMONTE; UNKNOWN SPOUSE OF ORLANDO ALMONTE; V.P. HOMEOWNERS ASSOCIATION, INC.; VICTORIA PARK HOMEOWNERS ASSOCIATION, INC.; SOLAR MOSAIC, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 8, 2026 entered in Civil Case No. 2024 12148 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and ORLANDO ALMONTE; UNKNOWN SPOUSE OF ORLANDO ALMONTE; V.P. HOMEOWNERS ASSOCIATION, INC.; SOLAR MOSAIC, LLC; UNKNOWN TENANT #1 N/K/A RENEE YESSMAN; UNKNOWN TENANT #2 N/K/A KAYLE

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 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 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 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
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

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 INCREMENT FIVE NORTHWEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGES 91 THROUGH 95, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 720 E Victoria Trails Blvd, Deland, FL 32724
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 2390.000206
Jan. 29; Feb. 5, 2026 26-000671

SECOND 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:
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@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
Jan. 29; Feb. 5, 2026 26-000661

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:
JEANNETTE ELENA HEMOND
1965 Baldwin Road
Ormond Beach, FL 32174
/s/ R. Kevin Korey
R. Kevin Korey
Attorney for Personal Representative
Florida Bar No. 89108
KOREY LAW, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: 386-677-3431
Email: kevin@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
Jan. 29; Feb. 5, 2026 26-000731

SECOND 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

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:
FRANCIS EUGENE HEMOND, Deceased.

The administration of the estate of FRANCIS EUGENE HEMOND, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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



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SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2025 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

SECOND 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 DE ALBUQUERQUE; UNKNOWN SPOUSE JOSE ERISSON RAFAEL DE ALBUQUERQUE A/K/A JOSE ERISSON RAFAEL ALBUQUERQUE; UNKNOWN TENANT 2; UNKNOWN TENANT 1; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 05, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

LOT 33, PARCEL "B" SOUTH CEDAR PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 29, PAGE 8, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 641 RUSSELL DR, DAYTONA BEACH, FL 32114-5141

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on March 06, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 26 day of January, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010958
Jan. 29; Feb. 5, 2026 26-000761



The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



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SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2025 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 12207 CICI
TRUIST BANK, Plaintiff, vs.
ZACHREY CLARK A/K/A ZACHREY ALAN CLARK A/K/A ZACHREY A. CLARK, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 01, 2025 in Civil Case No. 2025 12207 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein TRUIST BANK is Plaintiff and Zachrey Clark a/k/a Zachrey Alan Clark a/k/a Zachrey A. Clark, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 17, and the Northerly 20 feet of Lot 16, Block 4, Ganymede Unit No. 1, according to the plat recorded, as recorded in Map Book 10, Page 168, of the Public Records of Volusia County, Florida; Together with that part of the vacated Easterly 5 feet of Yale Road lying Westerly and adjacent to property.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08491FL
Jan. 29; Feb. 5, 2026 26-000741

FOURTH INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. :2025 13651 PRDL
IN RE: ESTATE OF JAMES BOGLE BECK, JR. Deceased.

TO: Ronald Eugene Beck, Unknown Robert Gerald Beck, Unknown

YOU ARE NOTIFIED that a Petition for Summary Administration, Petition to Appoint a Commissioner, and Verified Petition for Establishment and Probate of Lost or Destroyed Will has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Michele Diglio-Benkiran, Esquire, Legal Counsel, P.A., 13330 W. Colonial Drive #110, Winter Garden, FL 34787 on or before February 27, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 13 day of January, 2026.
Laura E Roth
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Tara Coker
As Deputy Clerk
Jan. 15, 22, 29; Feb. 5, 2026 26-000411

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION
CASE NO. 2025 12945 CICI
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-SD3, ASSET-BACKED CERTIFICATES, SERIES 2007-SD3, Plaintiff, vs.
GEA SEASIDE INVESTMENTS, INC.; JACK ABERMAN; RICHARD WARD; COURTNEY HAYNES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: GEA SEASIDE INVESTMENTS, INC. Last Known Address
JACK ABERMAN
428 NORTH PENINSULA AVE
DAYTONA BEACH, FL 32118
Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida:

THE NORTHERLY 52.5 FEET OF LOT 3, BLOCK 5, EAST DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALSO KNOWN AS: NORTHERLY 52.5 FEET OF LOT 3, BLOCK 5, ASSESSOR'S SUBDIVISION OF BLOCKS 4 AND 5, EAST DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 138, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA, AND LOT 2, BLOCK 5, EAST DAYTONA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA. AND AS REPLATED IN PLAT BOOK 3, PAGE 138, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

& Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before FEB 27 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. 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 antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
DATED on Jan 13, 2026.

Laura E Roth
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,
1496-216742 / ME2
Jan. 29; Feb. 5, 2026 26-000601

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION
CASE NO. 2016 31053 CICI
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
BRUCE L. DINGELDINE, SR., ET AL Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 24, 2019 and an Order Resetting Sale dated January 13, 2026 and entered in Case No. 2016 31053 CICI of the Circuit Court in and for Volusia County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and BRUCE L. DINGELDINE, SR., ORMOND-BY-THE-SEA ASSOCIATION, INC., SHERRY ELLIS, UNKNOWN TENANT NO. 1 /N/K/A CHRISTINE PAXTON UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on February 25, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 38, ORMOND BY THE SEA PLAT 10, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 23, PAGE 201, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once

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. 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 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

SECOND 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
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

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

THIRD INSERTION

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

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

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

David Alfredo Aveiga Sosa
5 Pelican Dr
Edgewater, FL 32141

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

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

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

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

Dated: August 19, 2025.

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

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH 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 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 Administracin Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, Deland, FL 32724, (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
CL-0745-1912
Jan. 22, 29; Feb. 5, 12, 2026 26-000431

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 11009 CICI
LOANDEPOT.COM, LLC Plaintiff, v.
GERALDINE F MARTIN; UNKNOWN SPOUSE OF GERALDINE F. MARTIN; UNKNOWN TENANT 2; UNKNOWN TENANT 1; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on Nove,ber 6, 2025, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as: LOT 12, CAMBRIDGE SUBDIVISION, UNIT II, AS PER MAP RECORDED IN MAP BOOK 33, PAGE 97, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 106 KENT CT, PORT ORANGE, FL 32127-5933 at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on February 13, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 15 day of January, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010842
Jan. 29; Feb. 5, 2026 26-000611

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2025 11149 CIDL
EQUITY PRIME MORTGAGE LLC, Plaintiff, vs.
DENNIS JAY HARTSFIELD, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DENNIS JAY HARTSFIELD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

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

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

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

LAURA E. ROTH, ESQ.
CLERK OF COURT OF VOLUSIA COUNTY
By /s/ Shawnee S. Smith
As Deputy Clerk

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

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

**CASE NO.: 182025CA000379XXXX01
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.
MCKENZI MANNING ENGLISH,
AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF KENNETH
V. MANNING A/K/A KENNETH
VINCENT MANNING, DECEASED;
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
CREDITORS, LIENORS, TRUSTEES
OF KENNETH V. MANNING A/K/A
KENNETH VINCENT MANNING,
DECEASED; MCKENZI MANNING
ENGLISH; KENNETH RYAN
MANNING; UNKNOWN TENANT(S)
IN POSSESSION #1 and #2, and ALL
OTHER UNKNOWN PARTIES, et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated January 16, 2026, entered in Civil Case No.: 182025CA000379XXXX01 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and MCKENZI MANNING ENGLISH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KENNETH V. MANNING A/K/A KENNETH VINCENT MANNING, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF KENNETH V. MANNING A/K/A KENNETH VINCENT MANNING, DECEASED; MCKENZI MANNING ENGLISH; KENNETH RYAN MANNING; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.

TOM BEXLEY, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.flagler.realforeclose.com, at 11:00 AM, on the 27th day of February, 2026, the following described real property as set forth in said Judgment, to wit:
LOT 33, OF BLOCK 33, OF PALM COAST, MAP OF WYNNFIELD, SECTION 22, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, PAGES 3 THROUGH 20, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

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

THESE ARE NOT COURT INFORMATION NUMBERS

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated: January 28, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52211
February 5, 12, 2026 26-00035G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

**File No. 2025 CP 000725
IN RE: ESTATE OF
GEORGE COLIN MAURICE
a/k/a GEORGE COLIN FRED
MAURICE a/k/a GEORGE F.
MAURICE
Deceased.**

The administration of the Estate of George Colin Maurice a/k/a George Colin Fred Maurice a/k/a George F. Maurice, deceased, whose date of death was September 8, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Bldg. 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 February 5, 2026.

Personal Representative:

Alexa Handley
570 Mill Run
Paramus, New Jersey 07652
Attorney for Personal Representative:
Ashly Mae Guernaccini
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@ateauselaw.com
Secondary E-Mail:
ashley.cribbis@ateauselaw.com
Attorney for Petitioner
February 5, 12, 2026 26-00036G

FIRST INSERTION

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

**CASE NO.: 2025 CP 000709
DIVISION: 48
IN RE: ESTATE OF:
DUANE LEWIS WADE,
Deceased.**

The administration of the estate of DUANE LEWIS WADE, deceased, whose date of death was July 15, 2025, File Number 2025 CP 000709, DIVISION 48, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 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, 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 February 5, 2026.

Personal Representative:

Leonel Almeida Martínez
39 Pritchard Dr., Unit A
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
February 5, 12, 2026 26-00037G

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 Signature Stone and Stain, located at Bay Lake Drive, in the City of Ormond Beach, Flagler County, FL 32174, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 1/28/2026.
Paul DiSano
7763-334320
Feb. 5, 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 Bird Dog Bakery Co., located at 26 Lancelot 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 1/30/2026.
Bird Dog Bakery Co. / Kimberly Delsordo
7763-334615
Feb. 5, 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 1/30/2026.
Teresa Ann Nickerson
7763-334627
Feb. 5, 2026

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

**CIVIL DIVISION
REAL TIME RESOLUTIONS, INC.,
PLAINTIFF,
VS.**

CARLINE LUBIN; UNKNOWN SPOUSE OF CARLINE LUBIN; CITY OF PALM COAST, FLORIDA, CODE ENFORCEMENT BOARD; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) 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).

**CASE NO. 182024CA000455-XXXX01
DIVISION: 61
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN**

that pursuant to a Final Judgment of Foreclosure entered on January 7, 2026, in the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, Tom Bexley, the Clerk of Court will on **MARCH 6, 2026 at 11:00 AM**, at

www.flagler.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Flagler County, Florida:

LOT 11, BLOCK 25, PALM COAST MAP OF WYNNFIELD SECTION 22, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: **Westmoreland Drive, Palm Coast, FL 32164**

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

Dated: January 28, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC

3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: services@mtglaw.com
7763-334243
Feb. 5, 12, 2026

NOTICE OF PUBLIC HEARING FOR SEMI-PUBLIC USE PROJECT #2025120086

A request has been made by Hammock Communities Inc on behalf of owner New Way Christian Fellowship Inc for a Semi-Public Use approval for a Church located South of East Moody Blvd, identified as Parcel No. 12-12-30-0650-000CO-0011.

The subject property lies in the C-2 (General Commercial) District. Semi-Public Uses may be permitted in any zoning district provided application is made to the Planning and Development Board for its review and recommendation to the County Commission for final decision.

Public hearings on the above-captioned

matter will be held as follows:

PLANNING AND DEVELOPMENT BOARD -March 10, 2026 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bldg. 2, Bunnell, Florida 32110 for recommendation to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS - April 20, 2026 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bldg. 2, Bunnell, Florida 32110 for final decision.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Please reference application number above. Copies of the application, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, telephone (386) 313-4009.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM

RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH 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 PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.
7763-334640
Feb. 5, 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 THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

Attorney for Personal Representative
/s/ Dallas R. Hedstrom
DALLAS R. HEDSTROM
Attorney for Personal Representative
Florida Bar Number: 89066
HEDSTROM LAW, P.A.
601 ST. JOHNS AVE
PALATKA, FL 32177
Telephone: (386) 385-3101
Fax: (386) 530-2794
E-Mail: dallas@hehalaw.com
Secondary E-Mail: vikki@hehalaw.com

Personal Representative:
/s/ Alicea M. Placido
Alicea M. Placido
36715 Little Leaf Dr.
Palmdale, CA 93550
7763-334053
Jan. 29, Feb. 5, 2026

SALE NOTICE

Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Friday, February 20, 2026, or thereafter. Units are believed to contain household goods, unless otherwise listed

Unit Tenant Contents

113 Wieder, Jay Household Goods
117 Daniels, Richard Misc Household Goods
153 Mitchell, Shantel Household Goods
157 Williams IV, Timothy Misc Household Items
250 Mohr, Charles Household Goods
251 Mitchell, Shantel Household Goods
504 Richardson, Christina Misc Household Goods
522 Gilbert, Cindy Misc Household Items
526 Belle, Teresa Fishing equipment/ Misc Household items
607 Smith, Gregory Tools
720 Wommack, Thomas (Wayne) Furniture
1112 Wells, Joy Household Goods and Clothes
1128 Shearer, Pamela Household Goods
1210 Barrow, Edward (Eddie) Misc Household Goods
2730 Lalomia, Lance AquaSport 245 boat, motor, continental trailer
Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457.
7763-334110
Jan. 29, Feb. 5, 2026

SALE NOTICE

Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Friday February 20, 2026 or thereafter. Units are believed to contain household goods, unless otherwise listed.

Unit Tenant (2) Contents

204 Jaurey, Gonzalo Misc Household Items
504 Warren, Christopher Tools
Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457.
7763-334111
Jan. 29, Feb. 5, 2026

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

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FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 182025CA000367XXX01
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.
STEFANIE ROLAND; CYNTHIA DERWACHTER; 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: UNKNOWN TENANT NO. 1
19 Reinhardt Ln
Palm Coast, FL 32164
TO: UNKNOWN TENANT NO. 2
19 Reinhardt Ln
Palm Coast, FL 32164
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Flagler County, Florida:
LOT 3, BLOCK 11, ROYAL PALMS - SECTION 33 - PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

10, PAGE 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, 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.
In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Flagler County Courthouse, Telephone 904-437-7430 or 1-800-955-8770 via Florida Relay Service.
DATED ON 1/21/2026.
Tom Bexley
As Clerk of the Court
By: (SEAL) Amy Perez
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
1463-214722 / ME2
February 5, 12, 2026 26-00041G

FIRST INSERTION
NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CP 000709
DIVISION: 48
IN RE: ESTATE OF: DUANE LEWIS WADE,
Deceased.

The administration of the estate of DUANE LEWIS WADE, deceased, whose date of death was July 15, 2025, File Number 2025 CP 000709, DIVISION 48, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. 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 interested persons who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of the 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 decedent's estate must file their claims with this Court WITHIN 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
Publication of this Notice has begun on February 5, 2026.
/s/ Tina G. Huckelby-Wade
Tina G. Huckelby-Wade,
Personal Representative
1088 Wild Holly Drive
Port Orange, FL 32129
/s/ Robert Robins
ROBERT ROBINS, ESQUIRE
P.O. Box 1649
Daytona Beach, FL 32115
(386) 252-5212
RobertRobinsLaw@hotmail.com
Fla. Bar #356026
Attorney for: Personal Representative
February 5, 12, 2026 26-00039G

SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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: The 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 WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is January 29, 2026.
/s/ Albert A. Sanflippo
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

SECOND 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. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 1/29/2026
Personal Representative:
Signed by: Robert Wigginton
ROBERT WIGGINTON
Attorney for Personal Representative:
Signed by: Heather Malby
HEATHER S. MALBY
HEATHER@EPPLAW.COM
Florida Bar No. 110571
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

SECOND 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 decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.
All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.
The case number and decedent's name are: 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. 732.2211, Florida Statutes.
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

SECOND 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. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is January 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@pflglaw.com
LWelton@pflglaw.com
Jan. 29; Feb. 5, 2026 26-00031G

SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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

SECOND 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. 732.2211, 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:
R. Michael McKenna
100 Canopy Walk Ln., Apt. 125
Palm Coast, Florida 32137
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

SECOND 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. 732.2211, 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:
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

SECOND 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
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Counsel for Plaintiff
Jan. 29; Feb. 5, 2026 26-00026G

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