



## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO.: 2025 14567 CIDL  
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD A. PALMER A/K/A RICHARD ALLEN PALMER, DECEASED; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Richard A. Palmer a/k/a Richard Allen Palmer, deceased  
1694 Nantucket Street  
Deltona, Florida 32725

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

LOT 11, BLOCK 400, DELTONA LAKES, UNIT 11, A SUBDIVISION ACCORDING TO MAP IN MAP BOOK 25, PAGES 193 TO 206, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Street Address: 1694 Nantucket Street, Deltona, Florida 32725  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before March 5, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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 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 scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on February 4, 2026.

Laura E. Roth  
Clerk of said Court  
(SEAL) By: /s/ Jennifer Vazquez  
As Deputy Clerk

McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#25-400626

February 12, 19, 2026 26-000991

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
CASE NO. 2025 13012 CICI

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

UNKNOWN HEIRS OF THEODORE MURPHY A/K/A THEODORE H. MURPHY A/K/A THEODORE HUGH MURPHY, ET AL.

Defendants

To the following Defendant(s):

UNKNOWN HEIRS OF THEODORE MURPHY A/K/A THEODORE H. MURPHY A/K/A THEODORE HUGH MURPHY (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN SHEILA KENNEDY SMITH (UNABLE

TO SERVE AT ADDRESS)

Last Known Address: 928 LOCKHART ST., DAYTONA, FL 32114

Additional Address: 345 PERRY ST., FORTORIA, OH 44830-2169

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

LOT 97, CEDAR POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 84, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 928 LOCKHART ST, DAYTONA BEACH FL 32114

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before MAR 12 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 655.

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

DATED on Feb 3, 2026.

Laura E. Roth  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Jennifer Vazquez  
DEPUTY CLERK

SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd Suite 302  
Boca Raton FL 33431

Telephone: 561-507-5252

Faxsimile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

February 12, 19, 2026 26-001011

## A NEW &amp; AFFORDABLE OPTION

## PUBLIC NOTICES

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

 For rates and information, call 386-447-9723

## FIRST INSERTION

## NOTICE TO CREDITORS

THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
File No. 2025 13915 PRDL  
IN RE: ESTATE OF  
LYNNETTE YVONNE EMBRY,  
Deceased.

The administration of the estate of LYNNETTE YVONNE EMBRY, Deceased, whose date of death was June 18, 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

## Personal Representative:

Talyah Embry

Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, Florida 33020  
Telephone: (954) 767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
Jennifer@srblawyers.com  
February 12, 19, 2026 26-001071

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
File No. 2025CP01403  
IN RE: ESTATE OF  
MELISSA NICOLE COLLINS  
Deceased.

The administration of the Estate of Melissa Nicole Collins, deceased, whose date of death was June 18, 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.**

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

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

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

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

The date of first publication of this notice is February 12, 2026.

## Personal Representative:

Joyce Hope Collins  
1310 West Church St.  
Deland, Florida 32720

Attorney for Personal Representative:  
Cyrus Malhotra, Esq.  
Florida Bar Number: 0022751  
THE MALHOTRA LAW FIRM P.A.  
3903 Northdale Boulevard, Suite 100E  
Tampa, Florida 33624  
Telephone: (813) 902-2119  
Fax: (727) 290-4044  
E-Mail: filings@FLprobatesolutions.com  
Secondary E-Mail:  
cortney@FLprobatesolutions.com  
February 12, 19, 2026 26-001111

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 2023 12614 CIDL  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff(s), vs.  
SCOTT D EGGLESTON; PATRICIA EGGLESTON  
THE UNKNOWN TENANT IN POSSESSION

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 20, 2026 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.reaforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of March, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or, to wit:

LOT 43, BLOCK C, PLANTATION ESTATES UNIT NO. 18, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 12, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property address: 226 Grande Vista Street, Debary, FL 32713

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 reverts the surplus unclaimed.

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

Respectfully submitted,  
/s/ Stephen G. Hurley

PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.

Florida Bar # 99802  
6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312  
(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com

Attorney for Plaintiff

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

TDP File No. 23-010807-1

February 12, 19, 2026 26-001151

## FIRST INSERTION

## NOTICE OF SUSPENSION

To: Raymond A. Vasquez Ocasio  
Case No: CD202509269/D 1832229/3503886

A Notice of Suspension 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 12, 19, 26; March 5, 2026

26-001131

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT,

IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 2025 13823 CIDL

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

CARLOS JOSE OSPINA ALVARADO/A/K/A CARLOS J. OSPINA ALVARADO; GOODLEAP, LLC;

UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT;

VICTORIA OAKS HOMEOWNERS ASSOCIATION INC; NOEMI E. OSPINA-CALDERON; 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), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.reaforeclose.com at, 11:00 AM on the 10 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 319, VICTORIA OAKS PHASE B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 62, PAGES 55 THROUGH 60, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 496 LADY GRACE PL, DELAND, FL 32724

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 04 day of February 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

Faximile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516

eservice@decabuslewis.com

25-03499

February 12, 19, 2026 26-001161

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
CASE NO. 2025 12423 CIDL

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST

FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES 2006-FF9,

Plaintiff, vs.

SUSAN M DAVIS A/K/A SUSAN MARIE DAVIS, et al.,

Defendant.

To: SUSAN M DAVIS A/K/A SUSAN MARIE DAVIS

555 West Granada Blvd., Ste. D-10

Ormond Beach, Florida 32174

Telephone: (386) 672-8081

Fax: (386) 265-5995

E-Mail: wanara@maralawpa.com

Secondary E-Mail:

jhood@maralawpa.com

February 12, 19, 2026 26-001181

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/06/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 GLEN mobile home bearing vehicle identification number Z2005373S0633 and all personal items located inside the mobile home. Last Tenant: Anthony Torres and Flor Violeta Moran. Sale to be held at: Lamplighter, 3202 South Nova Road, Port Orange, Florida 32129, 386-761-2481.

Plaintiff(s), vs.  
SCOTT D EGGLESTON; PATRICIA EGGLESTON  
THE UNKNOWN TENANT IN POSSESSION

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 20, 2026 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.reaforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of March, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or, to wit:

LOT 44, CHEROKEE TRAILS SUB-DIVISION PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 37, PAGE 19 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Betzy Falgas, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled court on or before MAR 2 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 30th 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,

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
File No. 2025 136384 PRDL  
Division 10  
IN RE: ESTATE OF MILDRED G. BLAIR  
Deceased.

The administration of the estate of MILDRED 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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: 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

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

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
File No. 2025 13951 PRDL  
Division 10IN 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: 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@heidilawwebb.com

February 5, 12, 2026 26-000881

## In Memory

- UP TO 500 WORDS WITH PHOTO
- \$100

## SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL  
CIRCUIT IN AND FOR VOLUSIA  
COUNTY, FLORIDA  
CASE NO.: 2025 13588 CIDLU.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, GRAN-  
TEES, 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 Plaintiff,  
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 enti-  
tled, 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  
DISCAPACIDAD

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

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 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 Com-  
munity Property Rights at Death Act as  
described in ss. 732.216-732.228, applies,  
or may apply, unless a written demand is  
made by a creditor as specified under s.  
732.221, Florida Statutes.

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

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

The date of first publication of this notice  
is: 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@heidilawwebb.com

February 5, 12, 2026 26-000861

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  
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210 South Beach Street, Ste. 202

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February 5, 12, 2026 26-000861

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February 5, 12, 2026 26-000861

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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

## SECOND 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, Florida Statutes, 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 26-0000801

## SECOND 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 26-0000811

## SECOND 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, 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:

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@heidiswebb.com  
Secondary Email: filing@heidiswebb.com  
February 5, 12, 2026 26-0000881

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
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.**

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:

Gilbert Petit-Frere  
Personal Representative  
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 26-0000851

## SECOND 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 26-0000821

## SECOND INSERTION

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

The administration of the estate of KAE DAN 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.

## Personal Representative:

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 26-0000841

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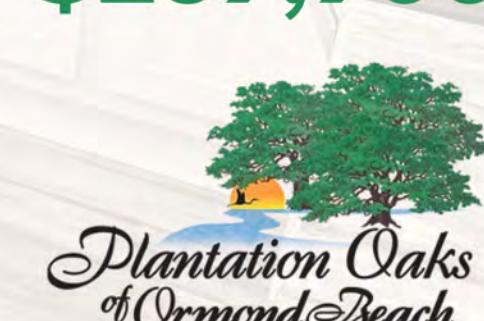
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# PUBLIC NOTICES

THURSDAY, FEBRUARY 12, 2026

Additional Public Notices may be accessed on [ObserverLocalNews.com](http://ObserverLocalNews.com) and the statewide legal notice website, [FloridaPublicNotices.com](http://FloridaPublicNotices.com)

## FLAGLER COUNTY LEGAL NOTICES

### 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 Popping with Purpose, located at 125 Wellington 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 2/5/2026.

Popping with Purpose

7763-335168

Feb. 12, 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 wigwag, located at 65 New Leatherwood 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 2/9/2026.

Wigwagapp, Inc.

7763-335647

Feb. 12, 2026

### IN THE CIRCUIT COURT FOR

### PALM BEACH COUNTY, FLORIDA

### PROBATE DIVISION

Division IZ

### IN RE: ESTATE OF MARIE

A. ZERAH, AKA MARIE

ANNETTE ZERAH, AKA

MARIE ANTOINETTE ZERAH,

AKA ANNETTE ZERAH, AKA

ANTOINETTE ZERAH,

DECEASED.

FILE NO.

502025CP005601XXXAMB

NOTICE TO CREDITORS

(Summary Administration)

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

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 732.702. 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.

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARIE A. ZERAH, aka MARIE ANNETTE ZERAH, aka MARIE ANTOINETTE ZERAH, aka ANNETTE ZERAH, deceased, File Number 502025CP005601XXXAMB, by the Circuit Court for Palm Beach County, Florida, Probate Division, the address of which is 205 N. Dixie Hwy, West Palm Beach, FL 33401; that the decedent's date of death was September 15, 2025; that the total value of the estate is less than \$75,000, and that the names and addresses of those to whom it has been assigned by such order are:

SION RENE ZERAH, as trustee of the Annette Zerah Declaration of Trust dated 12/11/1995  
1010 American Eagle Blvd.  
Apt. # 335  
Sun City Center, FL 33573

SION RENE ZERAH, individually and as qualified beneficiary of the Annette Zerah Declaration of Trust dated 12/11/1995

1010 American Eagle Blvd.  
Apt. # 335  
Sun City Center, FL 33573

RICHARD ZERAH, as qualified beneficiary of the Annette Zerah Declaration of Trust dated 12/11/1995  
4862 Avila Lakes Drive  
Wimauma, FL 33598

ROBERT ZERAH, as qualified beneficiary of the Annette Zerah Declaration of Trust dated 12/11/1995  
40 Spring Hollow Road  
Centerport, NY 11729

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

7763-335305  
Feb. 12, 19, 2026

### GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, February 19, 2026, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

### Grand Haven Community Development District

David McInnes, District Manager  
(321) 263-0132, Ext. 193  
7763-335544

Feb. 12, 2026

### LEGAL NOTICE

2005 Ford Expedition with VIN: IFMPU17505LB03544 was seized for forfeiture by the Flagler County Sheriff's Office on January 18, 2026.

The item was seized at or near Old Kings Rd and Palm Coast Parkway, Palm Coast, FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2026 CA 000080 in the 7th Circuit Court.

7763-335578

Feb. 12, 19, 2026

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 an 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 WYNFIELD 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](mailto:gvargas@mtglaw.com)  
E-Service: [service@mtglaw.com](mailto:service@mtglaw.com)

7763-334243

Feb. 5, 12, 2026

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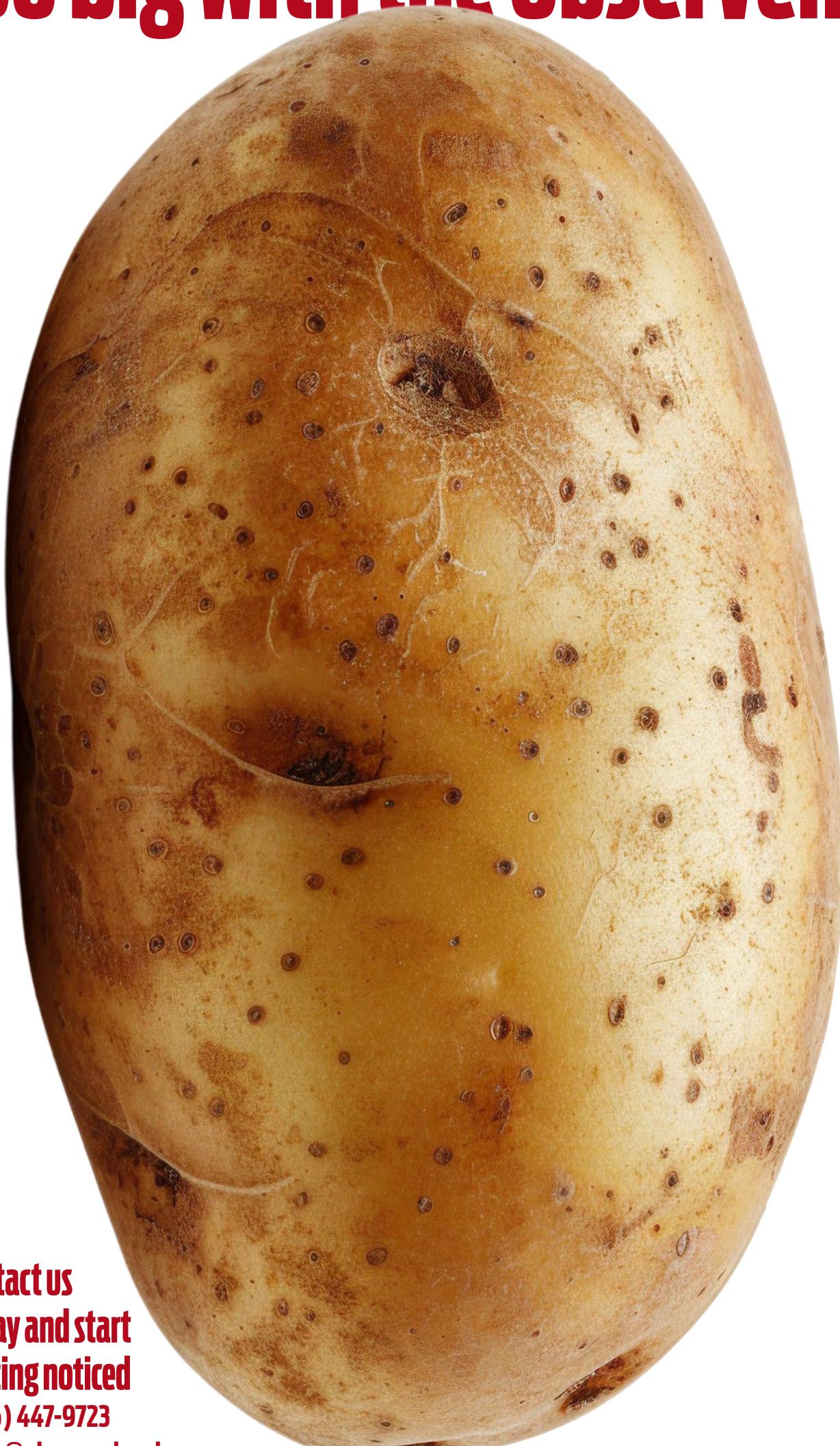
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## CITY OF FLAGLER BEACH NOTICE OF PROPOSED ZONING MAP AMENDMENT CITY COMMISSION PUBLIC HEARING

The City Commission proposes to adopt  
Ordinance No. 2025-24 Entitled:

**AN ORDINANCE OF THE CITY  
COMMISSION OF THE CITY OF  
FLAGLER BEACH, FLORIDA,  
AMENDING THE OFFICIAL ZONING  
MAP DESIGNATION FOR  
APPROXIMATELY 234 ACRES OF  
CERTAIN REAL PROPERTY;  
PROVIDING FOR SEVERABILITY;  
PROVIDING FOR CONFLICTS; AND  
PROVIDING FOR AN EFFECTIVE  
DATE.**

An application has been submitted to  
amend the Zoning Map designation for  
234 acres of real property from Planned  
Unit Development (PUD), Reserved (R),  
and Single Family Residential (R1)  
Zoning Districts to the Master Planned  
Development (MPD) Zoning District.  
All lands are located as depicted in the  
Location Map provided below.

The City Commission will hold a public  
hearing for the proposed Zoning Map  
amendment on

(1) **\*February 26, 2026\*** at 5:30 PM, or  
as soon thereafter as possible, in the City  
Commission Chambers of City Hall located  
at 105 S. 2nd Street, Flagler Beach,  
Florida. The purpose of this hearing is for the City  
Commission to act upon and adopt  
Ordinance 2025-24.

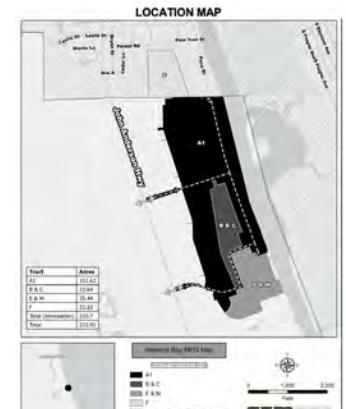
The public hearing may be continued to  
a future date or dates. The times and  
dates of any continuances of a public  
hearing shall be announced during the  
public hearing without further published  
notice.

Interested parties may appear at the  
meeting and be heard with respect to the  
proposed ordinance.

Copies of the proposed Ordinance may  
be inspected or obtained from the office  
of the City Clerk, 105 S. 2nd Street,  
Flagler Beach, Florida, (386) 517-2000  
Ext. 233. For further information about  
this request, please call the Planning and  
Building Department at (386) 517-2000  
Ext. 231. The application file with more  
detailed information about the proposed  
Zoning Map amendment may be  
inspected by the public during office  
hours at the Planning and Building  
Department, 800 S. Daytona Ave.,  
Flagler Beach, Florida.

If a person decides to appeal any  
decision made with respect to any matter  
considered at the above referenced  
hearings, he/she will need a record of the  
proceedings. For such purposes, it may  
be necessary to ensure that a verbatim  
record of the proceedings is made, which  
record includes the testimony and  
evidence upon which the appeal is to be  
based.

In accordance with the Americans with  
Disabilities Act, persons needing  
assistance to participate in any of these  
proceedings should contact the City  
Clerk's Office at (386) 517-2000 Ext. 233  
at least 48 hours prior to the meeting.



7763-334493

Feb. 12, 19, 2026

## CITY OF FLAGLER BEACH NOTICE OF FUTURE LAND USE MAP AMENDMENT CITY COMMISSION PUBLIC HEARING

The City Commission proposes to adopt  
Ordinance No. 2025-23 Entitled:

**AN ORDINANCE OF THE CITY  
COMMISSION OF THE CITY OF  
FLAGLER BEACH, FLORIDA,  
AMENDING THE COMPREHENSIVE  
PLAN FUTURE LAND USE MAP  
DESIGNATION FOR  
APPROXIMATELY 233.92 ACRES OF  
CERTAIN REAL PROPERTY;  
PROVIDING FOR SEVERABILITY;  
PROVIDING FOR CONFLICTS; AND  
PROVIDING FOR AN EFFECTIVE  
DATE.**

An application has been submitted to  
amend the Future Land Use Map  
(FLUM) designation for 233.92 acres of  
real property from Flagler County  
Agriculture, Conservation, and Mixed  
Use: High Intensity and City of Flagler  
Beach Low and Medium Density to City  
of Flagler Beach Low Density  
Residential and Commercial. All lands  
are located as depicted in the Location  
Map provided below.

The City Commission will hold a public  
hearing for the proposed FLUM  
amendment on (1) **\*February 26, 2026\***  
at 5:30 PM, or as soon thereafter as  
possible, in the City Commission  
Chambers of City Hall located at 105 S.  
2nd Street, Flagler Beach, Florida. The  
purpose of this hearing is for the City  
Commission to act upon and adopt  
Ordinance 2025-23.

The public hearing may be continued to  
a future date or dates. The times and  
dates of any continuances of a public  
hearing shall be announced during the  
public hearing without further published  
notice.

Interested parties may appear at the  
meeting and be heard with respect to the  
proposed ordinance.

Copies of the proposed Ordinance may  
be inspected or obtained from the office  
of the City Clerk, 105 S. 2nd Street,  
Flagler Beach, Florida, (386) 517-2000  
Ext. 233. For further information about  
this request, please call the Planning and  
Building Department at (386) 517-2000  
Ext. 231. The application file with more  
detailed information about the proposed  
FLUM amendment may be inspected by  
the public during office hours at the  
Planning and Building Department, 800 S.  
Daytona Ave., Flagler Beach, Florida.

If a person decides to appeal any  
decision made with respect to any matter  
considered at the above referenced  
hearings, he/she will need a record of the  
proceedings. For such purposes, it may  
be necessary to ensure that a verbatim  
record of the proceedings is made, which  
record includes the testimony and  
evidence upon which the appeal is to be  
based.

In accordance with the Americans with  
Disabilities Act, persons needing  
assistance to participate in any of these  
proceedings should contact the City  
Clerk's Office at (386) 517-2000 Ext. 233  
at least 48 hours prior to the meeting.



7763-334495

Feb. 12, 19, 2026



**CITY OF FLAGLER BEACH NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the City Commission of the City of Flagler Beach on (1) **February 26, 2026** beginning at 5:30 PM or as soon thereafter as possible in the Commission Chambers at City Hall located at 105 S. 2<sup>nd</sup> Street, Flagler Beach, Florida the purpose of this hearing is to act upon and adopt Ordinance No. 2025-21; entitled:

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 210.70 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE AND LYING IN THE AREAS PROXIMATE TO THE EXISTING CITY LIMITS OF THE CITY OF FLAGLER BEACH, FLAGLER COUNTY, FLORIDA; PROVIDING FOR ANNEXATION IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR ANNEXATION OF REAL PROPERTY/AMENDMENT OF CORPORATE/CITY LIMITS; PROVIDING FOR RIGHTS AND PRIVILEGES RESULTING FROM ANNEXATION UPON LAND USES; PROVIDING FOR EFFECT ON A VALOREM TAXES; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR EFFECT ON BUSINESSES AND OCCUPATIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

Copies of the proposed Ordinance and current legal description of the property by metes and bounds are available and may be inspected or obtained from the office of the City Clerk, 105 S. 2nd Street, Flagler Beach, Florida, (386) 517-2000 Ext. 233. The subject property comprising of approximately 210.70 acres is located south of State Road 100/Moody Blvd, east of John Anderson Hwy and west of the Intracoastal Waterway, as depicted in the map below.

This notice is pursuant to the provisions of Chapter 166 and 171, Florida Statutes, and the Charter and Ordinances of the City of Flagler Beach, Florida as amended and supplemented. Subject annexation meets the statutory criteria for annexation as established in Chapter 171, Florida Statutes.

**Persons are advised that, if they decide to appeal any decision made at these meetings/hearings, they will need a record of the proceedings and for such purpose, they 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, per Section 286.0105, Florida Statutes. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at (386) 517-2000 Ext. 233 at least 48 hours prior to the meeting.**

**LOCATION MAP**

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of E2 Webmarketing located at 9 Fielding Ln in the City of Palm Coast, Flagler, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of February, 2026  
Bright & Epic USA Inc.  
Philipp Mueller  
February 12, 2026 26-00046G

**FIRST INSERTION**

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Great Work Solutions located at 122 PARKVIEW DRIVE in the City of Palm Coast, Flagler, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2026  
Grant Whelchel  
February 12, 2026 26-00045G

**FIRST INSERTION**

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Great Work Solutions located at 122 PARKVIEW DRIVE in the City of Palm Coast, Flagler, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2026  
Grant Whelchel  
February 12, 2026 26-00045G

**FIRST INSERTION**

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Number 865.09

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Dated this 3rd day of February, 2026  
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February 12, 2026 26-00045G

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