

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, 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 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, 202626-000991	
FIRST INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION CASE NO.: 2025 13403 CIDL LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAVID A. DRAKE; et al Defendants. TO: KIRSTEN HOPE BENGTSOON F/K/A KIRSTEN DRAKE; 165 LEWIS STREE EDGEWATER, FL 32141 UNKNOWNWN SPOUSE OF KIRSTEN HOPE BENGTSOON F/K/A KIRSTEN DRAKE; 165 LEWIS STREE EDGEWATER, FL 32141 YOU ARE NOTIFIED that an action to foreclose to the following property in Volusia County, Florida: LOT 219, SOUTH WATERFRONT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 195, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Also known as 165 LEWIS STREET, EDGEWATER, FL 32141 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before March 20, 2026 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. 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 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff February 12, 19, 202626-001011	

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PUBLIC NOTICES

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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 14703 CICI 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 NEAL F. SCEVA, JR., 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 NEAL F. SCEVA, JR., 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: PART OF THE NORTH ¼ OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION OF THE THOMAS FITCH GRANT, AS PER MAP RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF LOT 22, BLOCK 34, MARY C. FLEMING SUBDIVISION, OF THE THOMAS FITCH GRANT, AS PER MAP RECORDED IN MAP BOOK 1, PAGE 1; THENCE NORTH 72 DEGREES 01 MINUTE 52 SECONDS EAST, ALONG	

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THE NORTH LINE OF SAID LOT 22, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG SAID COURSE NORTH 72 DEGREES 01 MINUTE 52 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 69.14 FEET; THENCE SOUTH 17 DEGREES 01 MINUTE 52 SECONDS WEST, TO THE EAST RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 160 FEET; THENCE NORTH 17 DEGREES 57 MINUTES 09 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING. 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 March 5, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Volusia County, Florida, this 3 day of February, 2026. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer Vazquez DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-374561 February 12, 19, 202626-001001	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH 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., POSTORIA, 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 J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before MAR 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. 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 26th day of Jan, 2026. Laura E. Roth VOLUSIA COUNTY CLERK OF COURT (SEAL) By /s/ Shawnee S. Smith As Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC Attorney for the Plaintiff 1239 E. NEWPORT CENTER DRIVE, SUITE #110 DEERFIELD BEACH, FL 33442 NS21070-25/cam February 12, 19, 202626-001021	

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held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 12, 2026. Co-Personal Representatives: JOHN STAGNARI, Co-Personal Representative 6011 Northwest 67th Court Parkland, Florida 33067 ANNETTE STAGNARI, Co-Personal Representative 6011 Northwest 67th Court Parkland, Florida 33067 Attorney for Personal Representatives: Tara Wood, Esq. Attorney for Co-Personal Representatives Florida Bar Number: 112295 LEGACY ESTATE ELDER AND PROBATE LAW GROUP PLLC 7700 Congress Avenue, Suite 3209 Boca Raton, Florida 33487 Telephone: (561) 864-3371 E-Mail: tara@leeplawgroup.com Secondary E-Mail: probate@leeplawgroup.com February 12, 19, 202626-001101	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No, 2025 10806 CIDL Fifth Third Bank N.A., Plaintiff, vs. Jason R. Collins a/k/a Jason Collins, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 10806 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Fifth Third Bank N.A. is the Plaintiff and Jason R. Collins a/k/a Jason Collins; Raymond Shelton; Tuscany Square I Condominium Association, Inc.; Venetian Bay Homeowners' Association, Inc. are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 10th day of March, 2026, the following described property as set forth in said Final Judgment, to wit: UNIT C416, TUSCANY SQUARE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5922, PAGE 1207, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO AND TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. TAX ID: 73070400C416 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. REQUESTS FOR ACCOMODATIONS	

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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 11590 CICI U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS6, Plaintiff, vs. JACK ABERMAN A/K/A JACK ABERMAN, JR.; GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT, INC.; THE CITY OF DAYTONA BEACH, FLORIDA; CITY OF SOUTH DAYTONA, FLORIDA; RICHARD WARD; COURTNEY HAYNES; Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 29, 2026, and entered in Case No. 2025 11590 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS6, is Plaintiff and JACK ABERMAN A/K/A JACK ABERMAN, JR.; GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT, INC.; THE CITY OF DAYTONA BEACH, FLORIDA; CITY OF SOUTH DAYTONA, FLORIDA; RICHARD WARD; COURTNEY HAYNES, 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 6TH day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit: THE WESTERLY 190 FEET OF THE SOUTHERLY 1/2 OF LOT 2, AND THE WESTERLY 190 FEET OF THE NORTHERLY 10 FEET OF LOT 3, BLOCK 11, MEMENTO, AS PER MAP RECORDED IN DEED BOOK "O", PAGE 692,	

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION UCN: 642025CP013900XXXADL REF. NO: 2025 13900 PRDL IN RE: ESTATE OF DARRYL A. FRAZIER, Deceased. The administration of the estate of DARRYL A. FRAZIER, Deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, File No. 2025 13900 PRDL, the address of which is: 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS	

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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 not 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 this 6th day of February 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00113 February 12, 19, 202626-001031	

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OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs 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 andikape 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 resevwa konvokasyon an si le 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 6th day of February, 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 PHH20809-25/sap February 12, 19, 202626-001041	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 10177 PRDL IN RE: ESTATE OF BARNEY L. BROOKSHIRE Deceased. The administration of the estate of Barney L. Brookshire, deceased, whose date of death was December 24, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 12, 2026. Personal Representative: Andrew J. Britton c/o Britton Law Group 871 Venetia Bay Blvd., Suite 111 Venice, Florida 34285 Attorney for Personal Representative: Andrew J. Britton, Esq. Florida Bar Number: 213500 871 Venetia Bay Blvd., Suite 111 Venice, Florida 34285 Telephone: (941) 408-8008 Fax: (941) 408-0722 E-Mail: legal@andrewbrittonlaw.com February 12, 19, 202626-001051	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 10204 PRDL IN RE: ESTATE OF LUONG LE A/K/A LUONG VAN LE Deceased. The administration of the estate of LUONG LE A/k/a LUONG VAN LE, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 12, 2026. Phuong Linh T. Ho 7809 N. Chatham Ct. Kansas City, Missouri 64151 Personal Representative Emily M. Finchpaugh, Esq. Attorney for Personal Representative Florida Bar Number: 1058216 BERLIN PATTEN EBLING PLLC 3700 South Tamiami Trail Sarasota, Florida 34239 Telephone: (941) 954-9991 Fax: (941) 954-9992 E-Mail: efinchpaugh@berlinpatten.com Secondary E-Mail: probate@berlinpatten.com February 12, 19, 202626-001061	

FIRST INSERTION

NOTICE TO CREDITORS
IN 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, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.
Personal Representative:
Taliyah 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, 202626-001071

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10205 PRDL
Division 10
IN RE: ESTATE OF RICHARD SPEAR Deceased.
The administration of the estate of Richard Spear, deceased, whose date of death was January 9, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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:
Gregory Spear
11200 Lomita Wren Road
Weeki Wachee, Florida 34614
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email: clutes@upchurchlaw.com
February 12, 19, 202626-001121

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, 202626-001111

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.realforeclose.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 order, 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 reports the surplus as 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, 202626-001151

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, 202626-001131

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.realforeclose.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

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 Halifax Repertory Theatre Academy, located at 615 S. Yonge Street, 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 2/9/2026.
Halifax Repertory Theatre
7764-335562
Feb. 12, 2026

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.
7764-334922
Feb. 12, 19, 2026

NOTICE OF SALE
Pursuant to Florida Statute 713.585 P.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date March 6th, 2026 @ 10:00 AM at each individual repair facility.

39528 2015 Dodge VIN#: 2C3CDXBG4FH812706 Repair Facility: Daytona Dodge Chrysler Jeep Ram 1450 N Tomoka Farms Rd Daytona Beach 386-274-0571 Lien Amt \$1,109.88
7764-334968
Feb. 12, 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

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
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
25-03499
February 12, 19, 202626-001161

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 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
39 CHEROKEE TRL, ORMOND BEACH, FL 32174
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, 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,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-12392FL
February 12, 19, 202626-000981

The Observer is now offering Tributes to honor your loved ones.

Visit Observerlocalnews.com/tributes to submit your tribute

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13055 PRDL
Division 10
IN RE: ESTATE OF MARK EDWIN MARQUESS Deceased.
The administration of the estate of Mark Edwin Marquess, deceased, whose date of death was May 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 12, 2026.
Personal Representative:
Signed by: Mike Marquess Mike Marquess
55 Koala Bear Path
Ormond Beach, Florida 32174
Attorney for Personal Representative:
s/Wendy A. Mara
Wendy A. Mara, Esq.
Attorney
Florida Bar Number: 69872
Mara Law, P.A.
555 West Granada Blvd., Ste. D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail: jrhood@maralawpa.com
February 12, 19, 202626-001181

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025 13980 PRDL
IN RE: ARLENE ANN TAYLOR, 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 Arlene Ann Taylor, deceased, File Number 2025 13980 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which 101 N. Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was August 14, 2025; that the total value of the estate is \$25,044.97 and that the names and addresses of those to whom it has been assigned by such order are:
NAME ADDRESS
Thomas Thurlow Taylor
6630 Beach Resort Drive Apt. 1
Naples, Florida 34114
Jason Montgomery Barone
2227 Brookdale Park Drive
Forked River, NJ 08731
Austin Barone
3338 Robinson Road
Gainesville, GA 30506
ALL INTEREST PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and other 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 February 12, 2026.
Thomas Thurlow Taylor Personal Representative
6630 Beach Resort Drive Apt. 1
Naples, FL 34114
Caleb W. Pringle, Esquire
Attorney for Personal Representative
Florida Bar Number: 118863
Caleb W. Pringle, P.A.
2125 First Street
Suite 200
Fort Myers, FL 33901
Phone: (239) 332-4717
Fax: (239) 332-4718
Email: caleb@strayhornandstrayhornlaw.com
Second Email: kristine@strayhornandstrayhornlaw.com
February 12, 19, 202626-001171

SUBSEQUENT INSERTIONS

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 13871 CIDL
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 Raymer Leibert Pierce, LLP, Betzy 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, 202626-000901

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 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, UNKNOWN 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 following property:
LOT 1, DAYTONA SUNSHINE ESTATES, ACCORDING TO PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 99 AND 100, 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 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 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 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, 202626-000921

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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 ROB-
ERT BRENT CORDING, deceased, whose
date of death was April 29, 2025, is pend-
ing 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 be-
low.

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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NO-
TICE.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity 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 no-
tice 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

SECOND 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

SECOND 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 ad-
dress of which is 101 N. Alabama Ave., De-
Land, FL 32724. The names and addresses
of the personal representative and the per-
sonal 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 BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NO-
TICE.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Commu-
nity 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 no-
tice 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

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
claimant.

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
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 INFORMA-
CION 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

SECOND 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 BE-
FORE THE LATER OF 3 MONTHS AF-
TER THE TIME OF THE FIRST PUBLI-
CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must file
their claims with this court WITHIN 3
MONTHS AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NO-
TICE.

The personal representative has no duty
to discover whether any property held at
the time of the decedent's death by the
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: (386) 392-9994
Fax: (954) 538-1326
E-Mail: marie@myfllegal.com
Secondary E-Mail:
eservice@myfllegal.com
February 5, 12, 2026 26-000911

THIRD INSERTION

TS No: 141226-FL APN: 8130-41-01-
0100 **NOTICE OF DEFAULT AND**
FORECLOSURE SALE WHEREAS, on
3/15/2006, a certain Mortgage Deed of
Trust was executed by BUFORD LENARD
AND ELIZABETH LENARD, HUSBAND
AND WIFE as trustor in favor of FINAN-
CIAL FREEDOM SENIOR FUNDING
CORPORATION, A SUBSIDIARY OF
INDY MAC BANK, F.S.B. as beneficiary,
and was recorded on 3/27/2006, as In-
strument No. 2006-074292, in Book 5793,
Page 3377, in the Office of the Recorder of
Volusia County, Florida; and WHEREAS,
the Mortgage Deed of Trust was insured by
the United States Secretary of Housing and
Urban Development (the Secretary) pur-
suant to the National Housing Act for the
purpose of providing single family house;
and WHEREAS, the beneficial interest in
the Mortgage Deed of Trust is now owned
by the Secretary, pursuant to an assignment
dated 8/14/2023, recorded on 8/21/2023,
as instrument number 20231709014, book
8449, page 1026, in the office of Volusia
County, Florida; and WHEREAS, a de-
fault has been made in the covenants and
conditions of the Mortgage Deed of Trust
in that the payment due upon the move
out of the borrower(s) was not made and
remains wholly unpaid as of the date of
this notice, and no payment has been made
sufficient to restore the loan to currency;
and WHEREAS, the entire amount delin-
quant as of 1/16/2026 is \$243,463.57; and
WHEREAS, by virtue of this default, the
Secretary has declared the entire amount
of the indebtedness secured by the Mort-
gage Deed of Trust to be immediately due
and payable; NOW THEREFORE, pursu-
ant to powers vested in me by the Single
Family Mortgage Foreclosure Act of 1994,
12 U.S.C. 3751 et seq., by 24 CFR part 27,
subpart B, and by the Secretary's designa-
tion of me as Foreclosure Commissioner,
recorded on 10/16/2025 as Instrument No.
2025194745, Book 8767, Page, 4645, notice
is hereby given that on 2/27/2026 at 11:00
AM local time, all real and personal prop-
erty at or used in connection with the fol-
lowing 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-

the cash deposit or, at the election of the

FOURTH 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 pe-
titioner'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 ad-
dress. (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 Of-
fice.

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

SECOND 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.; MASTERS 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

THIRD INSERTION

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

FOURTH INSERTION

Dated: August 19, 2025.
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ D. Waszak
Deputy Clerk

REQUESTS FOR ACCOMMODATIONS BY
PERSONS WITH DISABILITIES If you
are a person with a disability who needs
an accommodation in order to participate
in this proceeding, you are entitled, at no
cost to you, to the provision of certain as-
sistance. Please contact Court Adminis-
tration, 101 N. Alabama Ave., Ste. D-305,
DeLand, FL 32724, (386) 257-6096, at least
7 days before your scheduled court appear-
ance, or immediately upon receiving this
notification if the time before the appear-
ance 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 DISCAPACID-
ADES

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 Adminis-
tración 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 com-
parecencia 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 INFORMA-
CION JUDICIAL
CL-0745-1912
Jan. 22, 29; Feb. 5, 12, 2026 26-000431

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 INFOR-
MATION 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 INFORMA-
CION 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

Foreclosure Commissioner after consulta-
tion with the HUD representative, will be
liable to HUD for any costs incurred as a
result of such failure. The Commissioner
may, at the direction of the HUD repre-
sentative, offer the property to the second
highest bidder for an amount equal to the
highest price offered by that bidder. There
is no right of redemption, or right of pos-
session based upon a right of redemption,
in the mortgagor or others subsequent to a
foreclosure completed pursuant to the Act.
Therefore, the Foreclosure Commissioner
will issue a Deed to the purchaser(s) upon
receipt of the entire purchase price in ac-
cordance with the terms of the sale as pro-
vided herein. HUD does not guarantee that
the property will be vacant. The scheduled
foreclosure sale shall be cancelled or ad-
journd if it is established, by documented
written application of the mortgagor to the
Foreclosure Commissioner not less than 3
days before the date of sale, or otherwise,
that the default or defaults upon which the
foreclosure is based did not exist at the time
of service of this notice of default and fore-
closure sale, or all amounts due under the
mortgage agreement are tendered to the
Foreclosure Commissioner, in the form of
a certified or cashier's check payable to the
Secretary of HUD, before public auction of
the property is completed. The amount that
must be paid if the Mortgage Deed of Trust
is to be reinstated prior to the scheduled
sale is based on the nature of the breach,
this loan is not subject to reinstatement. A
total payoff is required to cancel the foreclo-
sure sale or the breach must be otherwise
cured. A description of the default is as fol-
lows: FAILURE TO PAY THE PRINCIPAL
BALANCE AND ANY OUTSTANDING
FEES, COSTS, AND INTEREST WHICH
BECAME ALL DUE AND PAYABLE
BASED UPON THE MOVE-OUT BY ALL
MORTGAGORS FROM THE PROPERTY,
CEASING TO USE THE PROPERTY AS
THE PRINCIPAL RESIDENCE. Tender of
payment by certified or cashier's check or
application for cancellation of the foreclo-
sure sale shall be submitted to the address
of the Foreclosure Commissioner provided
below. Date: JAN 16, 2026 ALDRIDGE
PITE, LLP Foreclosure Commissioner By:
Anahra Veluzco Title: Foreclosure Assis-
tant 5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484 Phone: (858) 750-
7777 Fax No: (85

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, 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, 202626-000801

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, 202626-000811

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 PHIL-LIP 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@mailheidiwebb.com
Secondary Email: filing@heidiwebb.com
February 5, 12, 202626-000881

SECOND 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, 202626-000851

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, 202626-000821

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL COURT 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 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.

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, 202626-000841

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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 Puropse
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 1Z

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:

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, aka ANTOINETTE 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:

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 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 date of first publication of this Notice is February 12, 2026.

Person Giving Notice:
/s/ Sion Rene Zerah
SION RENE ZERAH
1010 American Eagle Blvd., Apt. # 335,
Sun City Center, FL 33573.

Attorney for Person Giving Notice:
/s/ Jeffrey M. Gad
Jeffrey M. Gad
Florida Bar Number: 186317
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
400 N. Ashley Drive, Suite 3100
Tampa, Florida 33602
Telephone: (813) 225-2500
Fax: (813) 223-7118
E-Mail: JeffreyG@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

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: 1FMPU175051LB03544 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

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 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 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: servicefl@mtglaw.com
7763-334243
Feb. 5, 12, 2026

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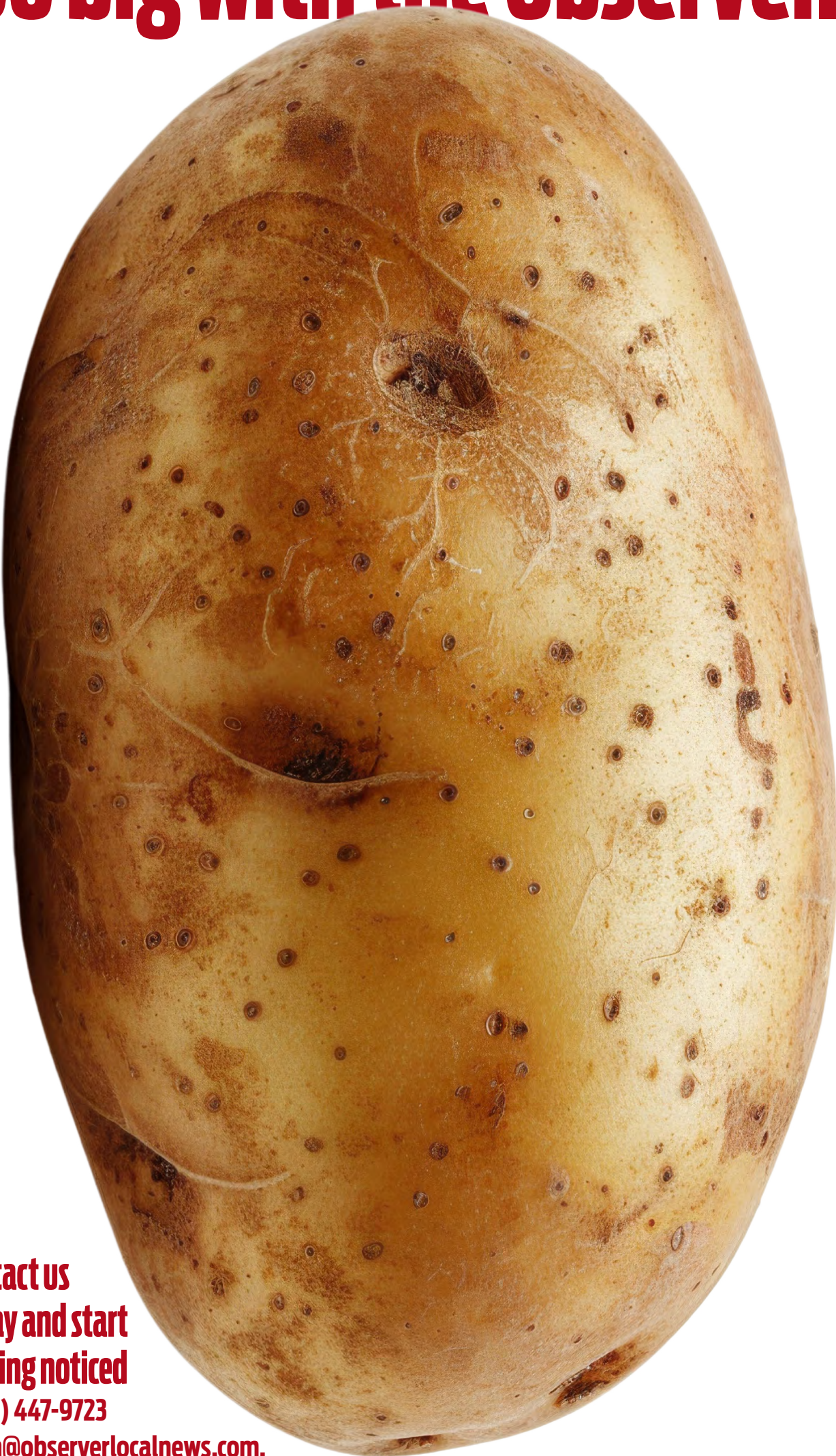


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CITY OF FLAGLER BEACH NOTICE OF PROPOSED ZONING MAP AMENDMENT CITY COMMISSION PUBLIC HEARING

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.

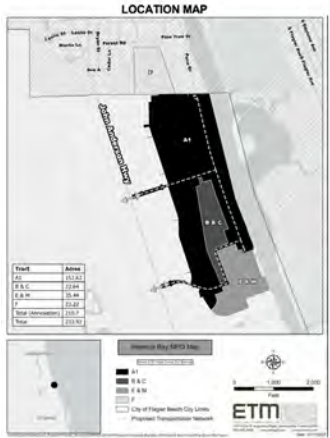
The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

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.

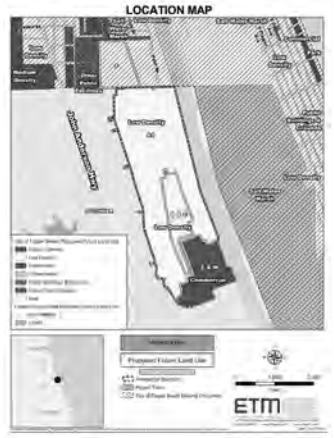
The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

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

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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. 2nd Street, Flagler Beach, Florida the purpose of this hearing is to act upon and adopt Ordinance No. 2025-21; entitled:

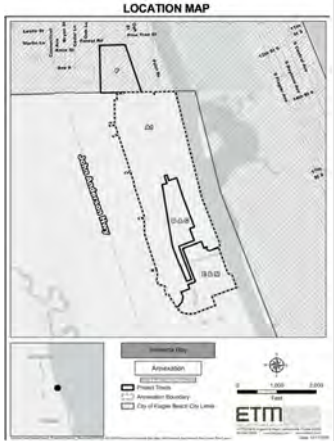
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO ANNEX PROPERTY TO BE INCLUDED WITHIN THE CORPORATE AREA AND CITY LIMITS OF THE CITY OF FLAGLER BEACH; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 210.70 ACRES OF PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE AND LYING 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.



7763-334490
Feb. 12, 19, 2026

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, 202626-00046G

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 Wheelchel
February 12, 202626-00045G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025 CP 000574
IN RE: THE ESTATE OF KATHLEEN THELMA ASHLEY, DECEASED.

The administration of the estate of KATHLEEN THELMA ASHLEY, deceased, whose date of death was June 8, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 East 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.

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

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

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 12, 2026.

Signed on this 4th day of February, 2026.

JOHN BALLINGER
Petitioner

ADAM WARREN, ESQUIRE
Florida Bar No. 0940501
501 S. Ridgewood Avenue
Daytona Beach, FL 32114
Telephone (386) 252-4499
adamwarren@hawkinsandburt.com
nicole@hawkinsandburt.com
Attorney for Petitioner
February 12, 19, 202626-00044G

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 629
Division 48
IN RE: ESTATE OF VALENTINA EGOROVA
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 Valentina Egorova, deceased, File Number 2025 CP 629, 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 May 25, 2025; that the total value of exempt and non-exempt assets of the estate is \$298,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Igor Egorov	449 Oak Grove Circle Wauconda, IL 60084
Roman Egorov	Unknown

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:
Igor Egorov

449 Oak Grove Circle
Wauconda, Illinois 60084
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
February 12, 19, 202626-00043G

FIRST INSERTION

PUBLIC NOTICE

Anthemnet, Inc proposes to build a 190-foot monopole telecommunications tower at the approx. vicinity of Airport Road, Ormond Beach, Flagler County, Florida 32174 [Lat: 29-16-33.1176 Long: -81-9-15.2172]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: *Trileaf Corp, Brittany Sain, bsain@trileaf.com* , 2600 Maitland Center Parkway, Suite 330, Maitland, FL 32751, 407-660-7840.
February 12, 202626-00042G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000020
Division 48
IN RE: ESTATE OF ANDREW CHARLES ROCK, Deceased.

The administration of the estate of ANDREW CHARLES ROCK, deceased, whose date of death was November 16, 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 written demand must be filed with the clerk.

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

DIANA KAY ROCK
Personal Representative

21 Grand Park Court
Bunnell, FL 32110
NORMA STANLEY
Attorney for Personal Representative
Florida Bar No. 778450
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N Eola Drive
Orlando, FL 32801
Telephone: 407-843-4600
norma.stanley@lowndes-law.com
probate@lowndes-law.com
February 5, 12, 202626-00038G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 794
Division 48
IN RE: ESTATE OF MARIA DE LOS ANGELES ORQUIAS
Deceased.

The administration of the estate of Maria De Los Angeles Orquias, 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 East 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 February 5, 2026.

Personal Representative:
Leonel Almeida Martinez

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, 202626-00037G

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 182025CA000367XXXX01
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.
STEFANIE ROLAND; CYNTHIA DERWACTER; 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.

SECOND 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, including unmaturred, contingent or unliquidated claims, and whom have been served a copy of this notice, must file their claims with the Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 date of the first publication of this Notice is: 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, 202626-00040G

SECOND INSERTION

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, 202626-00035G

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, 202626-00041G

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SECOND 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@atacauselaw.com
Secondary E-Mail:
ashley.cribbis@atacauselaw.com
Attorney for Petitioner
February 5, 12, 202626-00036G

SECOND 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 THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN 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, 202626-00039G