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PUBLIC NOTICES

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THURSDAY, FEBRUARY 19, 2026

VOLUSIA 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 THERAKYNOS, located at 7 Cypress Hollow Ln., 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 2/11/2026.
Giuliana Klioze
7764-336022
Feb. 19, 2026

FIRST INSERTION

7764-335838
Feb. 19, 26, 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 ES. 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 F.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 13th, 2026 @ 10:00 AM at each individual repair facility.

41604 2014 Jeep VIN#: 1C4RJFBG7EC496972 Repair Facility: Daytona Dodge Chrysler Jeep

Ram 1450 N Tomoka Farms Rd Daytona Beach 386-274-0571 Lien Amt \$811.87

41605 2018 Jeep VIN#: 3C4NJDBB1J333031 Repair Facility: Daytona Dodge Chrysler Jeep

Ram 1450 N Tomoka Farms Rd Daytona Beach 386-274-0571 Lien Amt \$1,912.84

7764-335833
Feb. 19, 2026

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Alicia Cleauro 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

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 ES. 715.109: A 1993 CLAS mobile home bearing vehicle identification number 10L23276 and all personal items located inside the mobile home. Last Tenant: Scott Mack Moore, Estate of Darrell Moore, Amanda A. Moore, as Heir and Einn S. Moore, as Heir. Sale to be held at: Lamplighter, 3202 South Nova Road, Port Orange, Florida 32129, 386-761-2481.

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. 2024 12534 CICI
HSBC BANK USA, NATIONAL ASSOCIATION TRUSTEE FOR DEUTSCHE ALTA SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR5 MORTGAGE PASS-THROUGH CERTIFICATE, Plaintiff, vs. GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 06, 2026, and entered in 2024 12534 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION TRUSTEE FOR DEUTSCHE ALTA SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR5 MORTGAGE PASS-THROUGH CERTIFICATE is the Plaintiff and JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC; CITIBANK, N.A., AS TRUSTEE FOR CERTIFICATE-HOLDERS OF SACO I TRUST 2006-10, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-10; CITY OF DAYTONA BEACH, FLORIDA are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on March 11, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF LOT 2, EXCEPT THE EAST 100 FEET THEREOF, BLOCK 12, MEMENTO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK "O", PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 236 N PENINSULA DR, DAYTONA BEACH, FL 32118

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

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

Dated this 16 day of February, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-135634 - MIM
February 19, 26, 2026 26-001301

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. 2023 32007 CICI
Freedom Mortgage Corporation, Plaintiff, vs. Michelle Mary Lee Demers, Personal Representative of the Estate of Devin Michael James Ordway, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 32007 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Michelle Mary Lee Demers, Personal Representative of the Estate of Devin Michael James Ordway, Deceased; D. M. J. O., Jr., a minor child in the care of his mother and natural guardian, Michelle Mary Lee Demers 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 20th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 19 AND THE EASTERLY 30 FEET OF LOT 20, POWERS SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 10, PAGE 138, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 630407000190

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 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 Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 10th 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 # 23-F00879
February 19, 26, 2026 26-001191

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. 2024 12360 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GIANNI G. GUERRERO; UNKNOWN SPOUSE OF GIANNI G. GUERRERO; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed January 20, 2026 and entered in Case No. 2024 12360 CIDL, of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and GIANNI G. GUERRERO; UNKNOWN SPOUSE OF GIANNI G. GUERRERO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK E, PINE HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 222 THROUGH 225, INCLUSIVE, 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.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-955-8770 (V) (Via Florida Relay Services).

Dated this 13th day of February 2026.

\s\ Marc Granger
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00443 NML
February 19, 26, 2026 26-001201

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 11601 CIDL
THE MORTGAGE FIRM, INC., Plaintiff, vs. VANESSA DEANN HERNANDEZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 27, 2026 in Civil Case No. 2025 11601 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein THE MORTGAGE FIRM, INC. is Plaintiff and Vanessa Deann Hernandez, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 23, Block 93, Deltona Lakes, Unit Three, a Subdivision, according to the map or plat thereof, as recorded in Map Book 25, Pages 105 through 120, inclusive, 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

\s\Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11983FL
February 19, 26, 2026 26-001211

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 13865 CICI
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ST. JUDE CHILDREN'S RESEARCH HOSPITAL INC., et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DANIEL R. BARDEN A/K/A DANIEL BARDEN A/K/A RICHARD DANIEL BARDEN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN

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

LOT D, BUILDING 4, TUSCANY TOWNHOMES PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 54, PAGES 198 THROUGH 200, 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, Betsy Falgas, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before March 13, 2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

WITNESS my hand and seal of this Court this 10 day of February, 2026.

LAURA E. ROTH, ESQ.
CLERK OF COURT OF VOLUSIA COUNTY
(SEAL) By \s\ Jennifer Vazquez
As Deputy Clerk

Submitted by:
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-13953FL
February 19, 26, 2026 26-001221

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 11395 CIDL
TOWD POINT MORTGAGE TRUST 2016-3, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, Plaintiff, vs. JENNIFER R. PRYER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 06, 2025, and entered in 2025 11395 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein TOWD POINT MORTGAGE TRUST 2016-3, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE is the Plaintiff and JENNIFER R. PRYER; UNKNOWN SPOUSE OF JENNIFER R. PRYER are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on March 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 500, DELTONA LAKES, UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 223 THROUGH 225, INCLUSIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,

FLORIDA.
Property Address: 1559 FERENDINA DR, DELTONA, FL 32725

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

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

Dated this 16 day of February, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-197504 - NaP
February 19, 26, 2026 26-001311

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FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 13099 CICI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MY REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).
TO: JAMES D. RILEY (Current Residence Unknown) (Last Known Address(es)) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 REALTY HOUSE COMMUNITY RELEASE CENTER 1341 INDIAN LAKE ROAD DAYTONA BEACH, FL 32124 18 SERENITY PLACE PALM COAST, FL 32164 C/O: CALHOUN CORRECTIONAL INSTITUTION, DC #D63186 19562 SE INSTITUTION DR BLOUNTSTOWN, FL 32424 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 (Last Known Address) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property:
THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A: 1727 CAROLINA AVENUE, ORMOND BEACH, FL 32174. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in The Palm Coast/Ormond Beach Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
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 Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato alprecibir 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 11th day of February, 2026.
LAURA E. ROTH
As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Vazquez
25-51805
February 19, 26, 2026 26-001231

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-13142-PRDL Division 10
IN RE: ESTATE OF ANTHONY DEREK ARANHA Deceased.
The administration of the estate of Anthony Derek Aranha, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Daytona Beach, FL 32114. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 19, 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.
Florida Bar Number: 1035558
SHROUDER, KARNS & MAGER, P.A.
9700 GRIFFIN ROAD
COOPER CITY, FL 33328
Telephone: (954) 392-9994
Fax: (954) 538-1326
E-Mail: marie@myfllegal.com
Secondary E-Mail: eservice@myfllegal.com
February 19, 26, 2026 26-001261

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 13202 PRDL Division 10
IN RE: ESTATE OF JOSEPH J. PANDOLFI Deceased.
The administration of the estate of Joseph J. Pandolfi, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 19, 2026.
Personal Representative:
Edward Magrognan
7 Beechwood Road
Old Saybrook, Connecticut 06475
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 19, 26, 2026 26-001271

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 12362 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff(s), vs. MKVY ENTERPRISES LLC; MARCUS K MCDONALD; THE UNKNOWN TENANT IN POSSESSION Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 4, 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 11th 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:
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS, THE SOUTHERLY 63 FEET OF THE FOLLOWING DESCRIBED PARCEL: A PORTION OF LOTS 33 AND 34, BLOCK 35, MARY C. FLEMING SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 20, BISHOP VILLAGE SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 92, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 63°28' 00" WEST 249.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 25°25' 00" WEST 111 FEET; THENCE NORTH 63°28' 00" EAST 96 FEET; THENCE SOUTH 25°25' 00" EAST 111 FEET TO THE NORTH RIGHT OF WAY LINE OF 11TH STREET AS NOW OCCUPIED; THENCE SOUTH 63°28' 00" WEST ALONG THE NORTH RIGHT OF WAY LINE OF 11TH STREET 96 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY DESIGNATED AS PARCEL 8-B IN THE DEC-

ARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2159, PAGE 0164, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED TO MKVY ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED FROM SUSAN B. HANCOCK, A SINGLE WOMAN, DATED OCTOBER 31, 2018, RECORDED ON NOVEMBER 2, 2018 IN BOOK 7618, PAGE 1370 AS INSTRUMENT 201822079. APN: 424204350341. COMMONLY KNOWN AS: 632 LPGA BOULEVARD #B, DAYTONA BEACH, FL 32117.
Property address: 632 LPGA Boulevard, B, Daytona Beach, FL 32117
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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. Adm. 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. 24-004324-1
February 19, 26, 2026 26-001291

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025 13986 PRDL Division: 10
IN RE: ESTATE OF JOSEPH LOWELL BURRIS, Deceased.

The administration of the Estate of JOSEPH LOWELL BURRIS, deceased, whose date of death was September 24, 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.
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 this notice was first published is February 19, 2026.
Personal Representative:
/s/ Jill Moore
Jill Moore
1300 Killian St.
Daytona Beach, FL 32114
Attorney for Personal Representative:
/s/ Elan R. Kaney
Elan R. Kaney, Esq.
Florida Bar No. 0538302
Elan R. Kaney, PLLC
523 N. Halifax Ave.
Daytona Beach, FL 32118
(386) 281-5777
Email: Elan.Kaney@KaneyLaw.com
February 19, 26, 2026 26-001241

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-14006 Division Probate
IN RE: ESTATE OF WILLIAM CARL MILLER II Deceased.

The administration of the estate of William Carl Miller II, deceased, whose date of death was October 20, 2024, 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 representatives and the personal representatives' 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 date of first publication of this notice is February 19, 2026.
Personal Representatives:
Dorothy Fewkes
Attorney for Personal Representatives:
Douglas L Rankin
Attorney
Florida Bar Number: 365068
2335 Tamiami Trail N STE 308
NAPLES, FL 34103
Telephone: (239) 262-0061
Fax: (239) 262-2092
E-Mail: dlr@drankinlaw.com
Secondary E-Mail: kj@drankinlaw.com
February 19, 26, 2026 26-001251

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 11293 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEANNE SCHARSCHU AND KENNETH J. CIARLO, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 23, 2026, and entered in 2025 11293 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JEANNE SCHARSCHU; KENNETH J. CIARLO; UNKNOWN SPOUSE OF JEANNE SCHARSCHU NKA GERARD SCHARSCHU; UNKNOWN SPOUSE OF KENNETH J. CIARLO are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:
LOTS 15436 AND 15437, BLOCK 501, FLORIDA SHORES NO. 27, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 247, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

FIRST INSERTION

Property Address: 3426 SILVER PALM DR, EDGEWATER, FL 32141
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 16 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-278688 - MaS
February 19, 26, 2026 26-001331

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 12426 CIDL
SELENE FINANCE LP Plaintiff, v. THOMAS C WRIGHTSMAN; LAURA P LESHNER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CITY OF EDGEWATER, FLORIDA, A MUNICIPAL CORPORATION Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 26, 2026, in this case, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:
LOTS 8314 AND 8315, BLOCK 248, FLORIDA SHORES UNIT NO. 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 134, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 3404 INDIA PALM DR, EDGEWATER, FL 32141-6806
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on March 12, 2026 beginning at 11:00 AM.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.
Dated at St. Petersburg, Florida this 12 day of February, 2026.
eXL Legal, PLLC
Designated Email Address: efling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010863
February 19, 26, 2026 26-001361

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: MARCH 30 2026: DELAND MOTORSPORTS INC DBA:DELAND SUZUKI 1420 N VOLUSIA AVE ORANGE CITY FL 32763 (386)740-2453 MV51575 2023 YAM YAMA1737D323 \$2703.96
February 19, 2026 26-001351

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. 2024 13240 CICI CARRINGTON MORTGAGE SERVICES 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 JUNE E. MARTEN, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 1, 2025, and entered in 2024 13240 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUNE E. MARTEN, DECEASED; AMANDA ELEANOR RAYBORN are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on March 13, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 15, DONALD HEIGHTS SEC-

FIRST INSERTION

TION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, AT PAGE 251, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1836 LINDA AVENUE, ORMOND BEACH, FL 32174
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 16 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-235681 - NaP
February 19, 26, 2026 26-001321

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 11766 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THOMAS MADL, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 23, 2026, and entered in 2025 11766 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THOMAS MADL, FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 10, BLOCK 523, DELTONA LAKES UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGE 234, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1717 PROVIDENCE BLVD, DELTONA, FL 32725

FIRST INSERTION

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 16 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-300128 - RyM
February 19, 26, 2026 26-001341

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of LINDA DOLORES CARTER will, on March 3, 2026, at 10:00 a.m., at 3265 Cottontail Ln, Lot #3265COT, DeLand, Volusia County, Florida 32724; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1974 BENMA MOBILE HOME,
VIN: BPF1318W, TITLE NO.: 0011547218, and
VIN: BPF1318W, TITLE NO.: 0011547217 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-1744)
February 19, 26, 2026 26-001281

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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, 2026 26-001011

SUBSEQUENT INSERTIONS

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 14703 CICI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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, GRANTEEES, 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 ½ 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 NORTHWEST 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

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, 2026 26-001001

SECOND 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., FOSTORIA, 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, P.L.C. Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before MAR 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, P.L.C
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE,
SUITE #110
DEERFIELD BEACH, FL 33442
NS21070-25/cam
February 12, 19, 2026 26-001021

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 13640 PRDL
Division: 10
IN RE: ESTATE OF KRISTOFER JOHN STAGNARI, Deceased.

The administration of the estate of KRISTOFER JOHN STAGNARI, deceased, whose date of death was October 23, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' 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 FLORIDA SECTION 733.702 WILL BE FOREVER 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, 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@leaplawgroup.com
Secondary E-Mail:
probate@leaplawgroup.com
February 12, 19, 2026 26-001101

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 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 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 Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

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, 2026 26-001031

SECOND INSERTION

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-R56, 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 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-R56, 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 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,

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 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 Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki ankikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lò 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, PLLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfirm.com

/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20809-25/sap
February 12, 19, 2026 26-001041

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 2025 10792 CIDL

Freedom Mortgage Corporation,
Plaintiff, vs.
Howard M. Johns, Jr. a/k/a Howard Marvin Johns, Jr., et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 10792 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Howard M. Johns, Jr. a/k/a Howard Marvin Johns, Jr.; Alyssa Leigh Johns f/k/a Alyssa Leigh Eaton; United States of America, acting through the Rural Housing Service 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:

THE NORTH 135 FEET OF THE SOUTH 300 FEET OF THE WEST 132 FEET OF THE EAST 660 FEET OF GOVERNMENT LOT 3 OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST, VOLUSIA COUNTY, FLORIDA.

TAX ID: 690101000140
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 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 Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 9th 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-F00415
February 12, 19, 2026 26-001141

SECOND INSERTION

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

Case No.: 25CA012955

BCL-CRE 3, LLC, a foreign limited liability company,
Plaintiff, v.
ARKAGAS, LLC, a Florida limited liability company,
WORLD FUEL SERVICES, INC. d/b/a WORLD FUEL, INC., a foreign corporation, CITY OF PORT ORANGE, and ALL UNKNOWN PERSONS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Default Final Judgment of Commercial Foreclosure entered on November 7, 2025, in the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, Case No. 25CA012955, Laura E. Roth, as the Clerk of the Circuit Court, will sell to the highest bidder for cash, on March 18, 2026 starting at 11:00 a.m. by electronic sale at www.volusia.realforeclose.com (website), the property situated in Volusia County, Florida, described on Exhibit A attached hereto.

EXHIBIT A

A portion of Lot One (1), PLAT NUMBER TWO OF CRAIG FARMS, as recorded in Map Book 11, Page 90, Public Records of Volusia County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the Southwest corner of said Lot 1; thence North 89° 42' 45" East along the South line of said Lot 1, the same being the Northerly Right-of-Way line of Journeys End Drive (a 50 foot right of way formerly known as Herbert Road and/or Taylor Road), a distance of 228.09 feet to its intersection with the Southwesterly Right-of-Way line of Taylor Branch Road (a 70 foot Right-of-Way formerly known as Taylor Road and/or Access Road);

thence North 29° 39' 29" West along said Southwesterly Right-of-Way line of Taylor Branch Road, a distance of 247.87 feet to its intersection with the Southeasterly limited access Right-of-Way line of State Road 421 or Dunlawton Avenue (a variable width Right-of-Way as shown on Florida Department of Transportation Right-of-Way maps, Section 792302504, and formerly known as Herbert Street and formerly being a 200 foot wide Right-of-Way); thence in a Southwesterly direction along the arc of a curve in said Southwesterly limited access Right-of-Way line of Dunlawton Avenue, said curve being concave Northwesterly and having a radius of 1116.47 feet, through a central angle of 09° 53' 00", an arc distance of 192.59 feet to its intersection with the West line of said Lot 1, PLAT NUMBER TWO OF CRAIG FARMS, said arc being subtended by a chord bearing and distance of South 29° 03' 53" West, 192.35 feet; thence South 13° 54' 49" West along said West line of Lot 1, also being the Easterly Right-of-Way line of a 50 foot road as shown on said PLAT NUMBER TWO OF CRAIG FARMS, a distance of 49.88 feet to the Point of Beginning.

Property Address: 5784 Taylor Branch Road, Port Orange, Florida 32127
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 this 3rd day of February 2026.
HAHN LOESER & PARKS, LLP
2400 First Street, Suite 300
Fort Myers, FL 33901
Phone: (239) 337-6700
Fax: (239) 337-6701

/s/ Gary D. Rhodes, Esq.
GARY D. RHODES, JR., ESQ.
Florida Bar No. 121653
grhodes@hahnlaw.com
knweatherington@hahnlaw.com
FL-eservice@hahnlaw.com
21263675
February 12, 19, 2026 26-000951

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 12761 PRDL
Division: 10
In Re: Estate of Paul M. Tinozzi A/K/A Paolo Massimo Tinozzi A/K/A Paolo M. Tinozzi, Deceased,

Patrick Westbrock,
Petitioner, v.
The Intestate Heirs of Paul M. Tinozzi a/k/a Paolo Massimo Tinozzi a/k/a Paolo M. Tinozzi, Respondents.

The administration of the estate of Paul M. Tinozzi a/k/a Paolo Massimo Tinozzi a/k/a Paolo M. Tinozzi, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, 2nd Floor, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Patrick Westbrock
1128 Roberts Street

Ormond Beach, Florida 32174
Attorney for Personal Representative:
/s/Maxim V. Kotelevets
Beacon Legacy Law™
John J. Mangan, Jr., Esq. /
FL Bar #: 10020
Maxim V. Kotelevets, Esq. /
FL Bar #: 1021405
For the Firm
901 SW Martin Downs Blvd., Ste. 205
Palm City, FL 32990
Telephone: (772) 324-9050
Fax: (772) 919-4291
E-Mail:
mkotelevets@beaconlegacylaw.com
Secondary E-Mail:
dpazo@beaconlegacylaw.com
Attorney for Petitioner/
Personal Representative
February 12, 19, 2026 26-001081

SECOND INSERTION

SECOND 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 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 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.

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@srbawyers.com
Secondary Email:
Jennifer@srbawyers.com
February 12, 19, 2026 26-001071

SECOND 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. 732.2211, 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.

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, 2026 26-001121

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:**Joyce Hope Collins**

1310 West Church St.
Deland, Florida 32720
Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Boulevard, Suite 100E
Tampa, Florida 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail: filings@FLprobatesolutions.com
Secondary E-Mail:
cortney@FLprobatesolutions.com
February 12, 19, 2026 26-001111

SECOND 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, DeBarry, 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, 2026 26-001151

SECOND 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; NOEMIE 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

SECOND 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, GRANTEEES, 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, 2026 26-000991

THIRD INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Samuel O. Williams
Case No.: CD202512931/G 3408444

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
February 5, 12, 19, 26, 2026

26-000891

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, 2026 26-001161

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 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 Betsy 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, 2026 26-000981

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 14527 CIDL

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
ALLISON SAPP-GUERRIER, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ENECE GUERRIER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
ADDRESS UNKNOWN

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

LOT 2, BLOCK 1008, REPLAT OF DELTONA LAKES UNIT TWENTYNINE AND UNIT THIRTYSEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 181, 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, Betsy Falgas, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 or on before MAR 2 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 30th day of Jan, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-14143FL
February 12, 19, 2026 26-000971

SECOND 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. 732.2211, 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:**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, 2026 26-001181

SECOND 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 is 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, 2026 26-001171

SECOND 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 11904 CIDL THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff, v. WILLIAM G. TAVERNIER; UNKNOWN SPOUSE OF WILLIAM G. TAVERNIER; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated 1/20/2026 entered in Civil Case No. 2025 11904 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff and WILLIAM G. TAVERNIER are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on March 10, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 12, BLOCK 526, DELTONA LAKES UNIT 16, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 234 THROUGH 240, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1880 North Merriek Dr, Deltona, FL 32738 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 3305.000127
February 12, 19, 2026 26-000961

SECOND INSERTION

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

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE February 12, 2026

Personal Representative:
TRACI L. HOLLAWAY
2501 - 31st Street South
St. Petersburg, Florida 33712
Attorney for Personal Representative:
DAVID W. FOSTER, of
FOSTER AND FOSTER ATTORNEYS, P.A.
2111 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
February 12, 19, 2026 26-001091

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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 Evergreen Essence, located at 15 N Lakewalk Dr, 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 2/12/2026.
Jenemae M. Caia, Aileen M. Brockdorff
7763-335981
Feb. 19, 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 DISPENSE ROBOTICS, located at 103 Longview Way North, 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 2/13/2026.
Gavin Petersen / TORCH PRODUCTS
GROUP INC
7763-3359127
Feb. 19, 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 Clinical Integrity Collective, located at 3171 N Ocean Shore Blvd, in the City of Flagler Beach, Flagler County, FL 32136, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 2/10/2026.
Clinical Integrity Collective
7763-336245
Feb. 19, 2026

IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT

IN AND FOR FLAGLER COUNTY,
FLORIDA

PROBATE DIVISION: 48

IN RE: ESTATE OF ANTONIO
ALMEIDA SOUSA, A/K/A,
ANTONIO A. SOUSA,
DECEASED.

CASE NO.: 2026-CP-000040

NOTICE TO CREDITORS

The administration of the Estate of ANTONIO ALMEIDA SOUSA, a/k/a ANTONIO A. SOUSA, deceased, whose date of death was October 13, 2025, is pending in the Seventh Judicial Circuit Court in and for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Boulevard, 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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, 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 publishing newspaper is Palm Coast Observer.

The date of first publication of this notice is February 19, 2026.

Signed on this 15th day of January, 2026.
DIANE SOUSA LOCKE, Personal Representative
7 Valley Field Road North
Sandy Hook, Connecticut 06482

Attorney for Personal Representative
Karina N. Leon, Esq.
Florida Bar No.: 1033856
3001 PGA Boulevard, Suite 104
Palm Beach Gardens, Florida 33410
Telephone: (561) 214-8500
7763-335954
Feb. 19, 26, 2026

NOTICE OF PUBLIC HEARING TO CONSIDER REPEAL OF RULES BY GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Grand Haven Community Development District ("District") hereby gives notice of a public hearing on proposed repeal of Chapter 2 of the District's Rules of Procedure regarding **Water and Wastewater Regulations**.

The purpose and effect of the proposed repeal is to eliminate the rule as being obsolete, since the water and wastewater facilities were sold in 2005. Specific legal authority for the proposed amendment includes Sections 190.011(5), 190.012(3), 120.54, and 120.81, Florida Statutes (2025).

A copy of the rule proposed for repeal may be obtained by contacting the District Manager at 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 ext. 193, or by email at

dmcinnes@vestapropertyservices.com ("District Office"). A public hearing will be conducted by the Board of Supervisors of the Grand Haven Community Development District ("District") on **March 19, 2026, at 9:00 a.m.** at the Grand Haven Room, Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, which can aid you in contacting the District Office.

District Manager
Grand Haven Community Development
District
7763-336084
Feb. 19, 2026

PUBLIC NOTICE

Anthemet, Inc proposes to build a 150-foot monopole communications tower at the approx. vicinity of Sesame Blvd, Palm Coast, Flagler County, FL 32164 [Lat: 29-26-34.1 N, Long: -81-10-46.75 W]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Jennifer Esch, j.esch@trileaf.com, 2600 Maitland Center Pkwy, Ste 330, Maitland, FL 32751, 407-660-7840.

7763-335810
Feb. 19, 2026

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes and in accordance with Sections 336.09 and 336.10, Florida Statutes, Rayna Sink and William N. Sink, wife and husband, as the owners of the subject lands included within a plat and roadway vacation petition, requested that the Board of County Commissioners of Flagler County, Florida, consider its request to vacate that portion of the platted lands and platted rights-of-way described below, and on February 9, 2026 the Board of County Commissioners adopted Resolution No. 2026-08 during its regular scheduled meeting in the Board Chambers at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, vacating and abandoning the portions of the platted lands and platted rights-of-way described below:

A certain portion of Fleetwood Terrace, Unit No. 1, according to the plat thereof recorded in Plat Book 2, Page 41, of the Public Records of Flagler County, Florida, together with a portion of Alabama Avenue, a 50 foot wide right-of-way, a portion of Syracuse Street (excluding those portions previously vacated through Resolution No. 88-65), a 50 foot wide right-of-way, a portion of Wyoming Avenue, a 50 foot wide right-of-way, and all of the unnamed 10 foot wide alleyway within Block 6, all as shown on said Fleetwood Terrace, Unit No. 1, plat, also described as a subdivision comprising all of Tracts 1, 2 and 3, Block A, Section 8, Township 13 South, Range 31 East, Flagler County, Florida, according to the Bunnell Development Company plat as recorded in Map Book 1, Page 1, Public Records of Flagler County, Florida, and all lying in Section 8, Township 13 South, Range 31 East, said Flagler County, with said portion of the Fleetwood Terrace, Unit No. 1, plat to be vacated being that portion that falls within the boundary of that certain property described as follows:

Lots 20 through 36, and Lots 1 through 19, lying east of Highway, Block 5; and Lot 15 through 23, and Lot 1 through 9, lying east of Highway, Block 9; together with vacated alleys and westerly one-half of vacated Syracuse Street; Fleetwood Terrace Subdivision, Map Book 2, Page 41, Public Records of Flagler County, Florida.

Less and except the southerly 225 feet thereof.

All of the above being more particularly described as follows: as a Point of Reference, commence at the southwest corner of Lot 14, Block 9, said Fleetwood Terrace Subdivision; thence N89°19'42"E, along the south line of said Lot 14, 94.04 feet to the easterly right of way line of U.S. Hwy. #1, as now (1994) established and occupied; thence N17°23'09"W, along the said easterly right of way line, 374.14 feet to north line of Lot 1, said Block 9 and the Point of Beginning. From the Point of

Beginning, continue N17°23'09"W, along said easterly right of way line, a distance of 534.40 feet to the south line of Lot 16, Block 1, said Fleetwood Terrace; thence, departing said easterly right of way line and along the south line of said Lot 16, Block 1 and along the south line of Lot 32, said Block 1 and an easterly projection thereof, N89°19'05"E a distance of 235.78 feet to the centerline of Syracuse Street, a 50 foot wide right of way per said Fleetwood Terrace; thence, along said centerline, S01°07'54"E a distance of 238.12 Feet; thence, continuing along said centerline, S16°02'54"E a distance of 241.65 feet to the easterly projection of the north line of Lot 15, Block 9, said Fleetwood Terrace; thence, along said easterly projection and along the north line of Lot 15, Block 9 and Lot 1, Block 9, S73°56'21"W a distance of 153.59 feet to the Point of Beginning.

Containing 2.0469 acres of land, more or less.

A portion of Blocks 6, 10 and the adjoining vacated streets, Fleetwood Terrace Subdivision, as recorded in Map Book 2, Page 41 of the Public Records of Flagler County, Florida, being all that property lying southerly of the north line of Alabama Avenue, a 50 foot wide right of way as shown on said plat of Fleetwood Terrace, northerly of the south line of said Fleetwood Terrace, easterly of the centerline of Syracuse Street, a 50 foot wide right of way as shown on said Fleetwood Terrace, and westerly of that property described in Official Record Book 294, Page 969 of said public records and being more particularly described as follows:

Beginning at the southwest corner of Lot 24, Block 2, Fleetwood Terrace Subdivision run S01°07'55"E, across vacated Alabama Avenue and along the west line of Lots 15 through 18, Block 6, a distance of 235.10 feet; thence, S17°18'13"E, along a new line through Lots 19 through 22 of said Block 6, vacated Wyoming Avenue, Lots 1 through 10, Block 10, vacated Montgomery Street and vacated Texas Avenue, a distance of 690.36 feet to a point on the south line of said Texas Avenue; thence, S89°14'21"W, along the south line of said Texas Avenue, a distance of 161.41 feet to the intersection of said south line and the centerline of vacated Syracuse Street, a 50 foot wide right of way as shown on said Fleetwood Terrace; thence, departing the south line of said Texas Avenue and along the centerline of said Syracuse Street, N16°02'54"W a distance of 683.13 feet; thence, continuing along said centerline, N01°07'54"W a distance of 238.12 feet to the intersection of said centerline and the north line of the aforementioned Alabama Avenue; thence N89°19'05"E, along said north line, a distance 144.96 feet to the point of beginning.

Containing 3.12 acres of land, more or less.

Less and except the property on the following page:

A portion of Fleetwood Terrace Subdivision, as recorded in Plat Book 2, Pg. 41, of the Public Records of Flagler County, Florida, being described as follows: Lots 1 through 14, inclusive, Block 9, lying easterly of U.S. Hwy. #1; together with all of Lots 15 through 30, inclusive, Block 9; together with the alley lying between the above lots; together with that portion of Lots 1 through 14, Block 10, as lies westerly of that land deeded per Official Record Book 294, Page 969 of said public records; together with Syracuse Street as shown on said plat lying north of the north right of way line of Texas Avenue as shown on said plat of Fleetwood Terrace, and south of the easterly projection of the northerly line of said Lot 15; said alley and Syracuse Street being vacated by Flagler

Ordinance as recorded in ORB 372, Page 163 of the Public Records of Flagler County, Florida, together with that portion of Montgomery Street as shown on said plat of Fleetwood Terrace as lies westerly of the property deeded in Official Record Book 294, Page 969 of said public records, together with that portion of Texas Avenue as shown on said plat as lies easterly of said U.S. Hwy. #1 and westerly of that property deeded in Official Record Book 294, Page 969.

7763-335823
Feb. 19, 2026

NOTICE OF SELF STORAGE UNIT SALE

Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on March 10, 2026 at 2:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com

P07 John Schweizer
39 Carol Gettel Mathis
53 Samantha Cooper
85 Frank Dias
89 Ronnie Mitchell
93 Carol Gettel Mathis
104 Cynthia Hrciar
108 Carol Gettel Mathis
143 April Connor Tillman
176 Sarah Fultz
234 Gregory Egger
7763-334878
Feb. 19, 26, 2026

NOTICE TO PATIENTS OF AMANDA VERA, APRN

Effective March 13, 2026 Amanda Vera, APRN will no longer be seeing patients at AdventHealth Medical Group Gastroenterology Palm Coast located at 61 Memorial Medical Parkway Suite 2815 Palm Coast, FL 32164. Patients should have received communication regarding their transition of care. If you are a patient and did not receive communication or have additional questions, please call the office at 386-586-1810
7763-335264
Feb. 19, 26, Mar. 5, 12, 2026

IN THE CIRCUIT COURT FOR PALM BEACH COUNTY, FLORIDA PROBATE DIVISION

Division IZ

IN RE: ESTATE OF MARIE
A. ZERAH, AKA MARIE
ANNETTE ZERAH, AKA
MARIE ANTOINETTE ZERAH,
AKA ANNETTE ZERAH, AKA
ANTOINETTE ZERAH,
DECEASED.

FILE NO.
502025CP005601XXXAMB

NOTICE TO CREDITORS
(Summary Administration)

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

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

LEGAL NOTICE

2005 Ford Expedition with VIN: 1FMPU17505LB03544 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

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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.

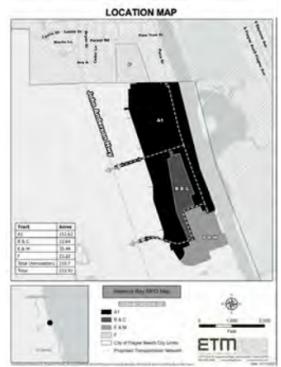
The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

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

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO. 2025-CA-000600 CITY OF FLAGLER BEACH, FLORIDA, a Florida Municipal Corporation, Plaintiff, vs. ARTEDI CORTEZ, an individual; WELHELMINA CORTEZ, an individual, Defendant(s). TO: ARTEDI CORTEZ; and WELHELMINA CORTEZ YOU ARE NOTIFIED that an action for foreclosure of code enforcement lien on the following property in Flagler County, Florida: LOT 10, AND THE SOUTH 10 FEET OF LOT 9, BLOCK 18F, FUQUAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. has been filed against you, and you are required to serve an Answer or written defenses with the Clerk of the Court, Civil Division for Flagler County, Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, Florida 32110, within 30 days from the first date of publication and to Plaintiff's attorney, Abigail M. Osborne-Liborio, Esquire, 2300 Maitland Center Pkwy, Suite 100, Maitland, Florida 32751; otherwise a default will be entered against you for the relief demanded in the Complaint. NOTIFICATION IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, persons with disabilities needing special accommodation should contact Court Administration, in the County of filing, not later than seven (7) days prior to the proceeding. If hearing impaired, (TTY) 1-800-955-8771 or VOICE (V) 1-800-955-8770, via Florida Relay Service. DATED on the day of 2/12/2026. TOM BEXLEY CLERK OF THE COURT (SEAL) Amy Perez Deputy Clerk February 19, 26, 2026 26-00047G

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of March 2026, for the purpose of hearing Ordinance 2026-XX (Application No. FLUMA 2026-01), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 45.42± ACRES, BEARING PARCEL ID: 04-12-30-5550-00050-0021 AND LOCATED AT 439 COUNTY ROAD 13, IN THE CITY OF BUNNELL LIMITS FROM "AGRICULTURE (AG)" TO "AGRICULTURAL COMMUNITY INDUSTRIAL (ACI)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-336506 Feb. 19, 2026

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000403 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MARCOS ANDREW FIGUEROA, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 13, 2026 in Civil Case No. 2025 CA 000403 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Marcos Andrew Figueroa, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 13th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 65, The Trails, according to the plat as recorded in Plat Book 40 Page 28, of the Public Records of Flagler County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 February 19, 26, 2026 26-00048G

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of March 2026, for the purpose of hearing Ordinance 2026-XX (Application No. ZMA 2026-02), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY CONTAINING 406.09± ACRES, LOCATED AT 261 COUNTY ROAD 45 IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "AC, AGRICULTURAL" TO CITY OF BUNNELL "AG&S, AGRICULTURAL AND SILVICULTURE DISTRICT"; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-336502 Feb. 19, 2026

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 CA 000493 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JUSTIN T. BROWNE A/K/A JUSTIN TAYLOR BROWNE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 12, 2026 in Civil Case No. 2025 CA 000493 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Justin T. Browne a/k/a Justin Taylor Browne, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 13th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 24, Block 131, DAYTONA NORTH, according to the plat thereof, recorded in Plat Book 10, Page 1, of the Public Records of Flagler County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 February 19, 26, 2026 26-00049G

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

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of March 2026, for the purpose of hearing Ordinance 2026-XX (Application No. FLUMA 2026-02), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 242.45± ACRES, LOCATED AT 261 COUNTY ROAD 45, IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "AGRICULTURE & TIMBERLANDS (AG&T)" TO CITY OF BUNNELL "AGRICULTURAL & SILVICULTURE (AG&S)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-336504 Feb. 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.

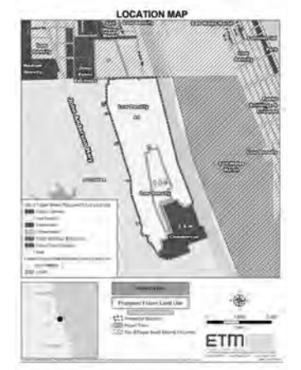
The public hearing may be continued to a future date or dates. The times and dates of any continuances of a public hearing shall be announced during the public hearing without further published notice.

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

SUBSCRIBE TODAY The Observer delivered to your driveway Call 386.447.9723

Give a nonprofit a megaphone. Want to buy ad space and donate it to help a nonprofit? Let's make it happen! 386-447-9723 // advertising@observerlocalnews.com A RECENT SUCCESS STORY Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled – and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win! Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of March 2026, for the purpose of hearing Ordinance 2026-XX (Application No. ZMA 2026-01), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY CONTAINING 45.42+ ACRES, BEARING PARCEL ID: 04-12-30-5550-00050-0021 LOCATED AT 439 COUNTY ROAD 13 IN THE CITY OF BUNNELL LIMITS FROM "AG, AGRICULTURAL DISTRICT" TO "ACI, AGRICULTURAL COMMUNITY INDUSTRIAL DISTRICT"; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-336510
Feb. 19, 2026

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 000653
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
SARA B. SOWERSBY, et. al.
Defendant(s).
TO: SARA B. SOWERSBY, UNKNOWN SPOUSE OF SARA B. SOWERSBY, 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:
UNIT 307 OF THE NAUTILUS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 186, PAGE(S) 241, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS; AND TOGETHER WITH THE EXCLUSIVE RIGHT OF USE OF PARKING SPACE # 307 AND STORAGE SPACE # 307.

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 30 Days from the date of first publication / (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 Flagler County, Florida, this day of 2/9/2026.

TOM BEXLEY
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Amy Perez
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-320482
February 19, 26, 2026 26-00050G

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 3rd day of March 2026, for the purpose of hearing a special exception (Application No. SE 2026-01), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

SE 2026-01

REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE FOR TRACTOR TRAILER AND SEMI-TRUCK STORAGE WITHIN THE B-1, BUSINESS ZONING DISTRICT, LOCATED AT 1020 DEEN ROAD.

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

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



7763-336511
Feb. 19, 2026

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 000052
Division 48
IN RE: ESTATE OF THOMAS J. HAJEK
Deceased.

The administration of the estate of Thomas J. Hajek, deceased, whose date of death was October 18, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 19, 2026.

Personal Representative:
Thomas J. Hajek, Jr.
114 Horace Street
Stratford, Connecticut 06614
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 19, 26, 2026 26-00051G

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 TeamLogic IT 60952 located at 50 Leanni Way, Unit E3 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 13th day of February, 2026
Jose Carbia
February 19, 2026 26-00055G

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 857
Division 48
IN RE: ESTATE OF FRANK T. WENHAM
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 Frank T. Wenham, deceased, File Number 2025 CP 000857, 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 October 8, 2025; that the total value of the estate is \$55,000 and that the names and addresses of those to whom it has been assigned by such order are:

- Name Address
Michael John Wenham
101 Crafton Road
Bel Air, MD 21014
- Douglas Mueller
606 Deep Ridge Road
Bel Air, MD 21014
- Heather Wenham Myers
113 Sunset Strip
Dagsboro, DE 19939

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 February 19, 2026.

Person Giving Notice:
Michael John Wenham
101 Crafton Road
Bel Air, Maryland 21014
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 19, 26, 2026 26-00052G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 000706
Division 48
IN RE: ESTATE OF DANIEL RICHARD CLARK,
aka DANIEL R. CLARK
Deceased.

The administration of the estate of DANIEL RICHARD CLARK, also known as DANIEL R. CLARK, deceased, whose date of death was June 19, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110-0787. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: February 19, 2026.
Signed on this 13th day of OCTOBER, 2025.

PATRICIA A. CLARK
Personal Representative
16 Eastman Lane
Palm Coast, Florida 32164
Robert Kit Korey
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, Florida 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
February 19, 26, 2026 26-00053G

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 TeamLogic IT 60952 located at 50 Leanni Way, Unit E3 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 13th day of February, 2026
Jose Carbia
February 19, 2026 26-00055G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 000073
Division 48
IN RE: ESTATE OF MARK SHERMAN PALMER
a/k/a MARK S. PALMER
Deceased.

The administration of the estate of Mark Sherman Palmer, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 19, 2026.

Personal Representative:
Melton Michael Tucker
311 Poinsette Avenue Lot 7
Palatka, Florida 32177
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 19, 26, 2026 26-00054G

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 000733
Division 48
IN RE: ESTATE OF JOSEPH T. LABRUZZA, JR.
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 Joseph T. LaBruzza, Jr., deceased, File Number 2025 CP 000733, 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 August 14, 2025; that the total value of exempt and non-exempt assets of the estate are \$560,854 and that the names and addresses of those to whom it has been assigned by such order are:

- Name Address
Maura Matteo
17 William Glen Drive
Camden, ME 04843
- Rhea Morales
32 Kiawah Avenue
Freehold NJ07728
- Lori Pass
PO Box 194
Cotuit MA 02635

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 February 19, 2026

Person Giving Notice:
Maura Matteo
17 William Glen Drive
Camden, Maine 04843
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 19, 26, 2026 26-00056G

This week's Crossword answers

S	I	N	K	I	N	G	C	O	M	P	S	C	I	C	H	A	R		
U	P	A	N	D	U	P	O	P	L	E	N	T	H	A	D	E	S		
S	O	V	I	E	T	S	R	E	F	I	N	E	D	P	A	L	A	T	E
S	T	A	T	F	A	N	F	E	S	T	A	T	O	M	I	C			
A	M	Y	L	Y	R	A	E	L	S	E	L	Y	E	A	R	T			
D	I	S	C	S	A	N	O	D	E	P	I	S	A	N	E	O			
O	N	T	O	V	C	R	E	P	E	L	U	T	T	E	R				
P	E	E	N	S	E	Y	E	S	T	O	R	T	O	L	A				
T	O	M	T	O	M	D	O	U	B	T	I	T	H	A	R	O	L	D	
E	L	E	N	A	B	I	A	S	B	O	T	P	E	I					
C	O	A	X	T	I	N	H	A	T	O	F	T	O	F	A	G	E		
R	U	N	T	O	T	S	A	R	A	N	A	W	F	U	L	L	O	T	
A	T	T	I	C	D	U	D	L	E	Y	I	R	A						
W	R	I	S	T	F	A	Q	R	I	D	E	O	N	T	V	P	G		
L	O	C	K	E	A	M	U	S	E	S	R	D	A	W	A	R			
E	T	H	I	C	A	L	O	B	T	A	I	N	A	B	L	E			
B	A	B	Y	S	A	T	L	A	B	N	E	H	N	I	N	E	T	Y	
A	L	L	W	H	A	M	M	Y	G	R	E	G	T	E	R	N			
N	B	A	D	R	A	F	T	S	S	P	E	E	D	O	S	T	I	E	
G	E	R	A	N	I	U	M	E	A	T	E	N	U	P	L	E	S		
S	E	T	S	A	I	L	A	D	S	A	T	A	E	R	S				

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peekers' place
You're only cheating yourself.

This week's Celebrity Cipher answers
Puzzle One Solution:
"In the new economy, information, education and motivation are everything."
William J. Clinton

Puzzle Two Solution:
"Do not go where the path may lead, go instead where there is no path and leave a trail."
Ralph Waldo Emerson

Puzzle Three Solution:
"I'd much rather turn down a starring role in a bad picture and do a small role in a very good picture."
Rod Taylor

This week's Sudoku answers

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

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SUBSEQUENT INSERTIONS

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, 2026 26-00044G

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 3211