

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 12578 PRDL Division 10 IN RE: ESTATE OF DAVID HUNT LEWIS Deceased. The administration of the estate of David Hunt Lewis, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North 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. The date of first publication of this notice is February 26, 2026. Personal Representative: Wendy A. Mara, Esq. 555 West Granada Blvd. Suite D-10 Ormond Beach, Florida 32174 Attorney for Personal Representative: /s/Wendy A. Mara Wendy A. Mara 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 Feb. 26; Mar. 5, 202626-001471

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13008 PRDL Division 10 IN RE: ESTATE OF MARK E LAHIVE, aka MARK LAHIVE Deceased. The administration of the estate of MARK E LAHIVE, also known as MARK LAHIVE, deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, , FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: February 26, 2026. JACOB JEFFREY LAHIVE-DAVIS Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com Secondary Email: filing@heidwebb.com Feb. 26; Mar. 5, 202626-001371

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 14100 PRDL Division 10 IN RE: ESTATE OF MARK DANIEL MCFALL Deceased. The administration of the estate of Mark Daniel McFall, deceased, whose date of death was January 24, 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 26, 2026. Personal Representative: Elaine E. Hampe 244 S. Lanvale Ave Daytona Beach, Florida 32114 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 Feb. 26; Mar. 5, 202626-001381

FIRST INSERTION
NOTICE TO CREDITORS IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 13336 PRDL Division 10 IN RE: ESTATE OF HELEN THERESA LOUGHLIN UJCIC Deceased. The administration of the estate of Helen Theresa Loughlin Ujcic, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 26, 2026. Personal Representative: Signed by: Dominic Romeo Ujcic Dominic Ujcic 1507 Woodsglen Drive Winter Springs, Florida 32708 Attorney for Personal Representative: s/Wendy A. Mara Wendy A. Mara, Esq Attorney Florida Bar Number: 0069872 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 Feb. 26; Mar. 5, 202626-001391

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 10343 CICI AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs. THE HEIRS AND OR DEVICES OF DONALD RAIMONDI; ROBERT J. RAIMONDI; DOLORES R. LOPAT; GERALD RAIMONDI A/K/A SKIPPY RAIMONDI; RICHARD RAIMONDI; AND ALL HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER AGAINST THE NAMED DEFENDANTS HEREIN, are the Defendants, the Clerk of the Court, Laura E. Roth, will sell to the highest and best bidder for cash, by electronic sale at www.volusia.realforeclose.com, at 11:00 A.M. on APRIL 10, 2026, the following described property as set forth in the Final Judgment: Lot 51, KINGSTON HILLS, According To The Plat Thereof As Recorded In Map Book 11, Page 244, Of The Public Records Of Volusia County, Florida. With a street address at 1312 North Street, Daytona Beach, Florida 32114. IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR LATER THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated: February 19, 2026 RITTER, ZARETSKY, LIEBER & JAIME, LLP /s/ Vivian A. Jaime, Esq. Vivian A. Jaime, Esq. 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Tel: (305) 372-0933 Email: Vivian@r2llaw.com FBN 714771 Feb. 26; Mar. 5, 202625-001431

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 12522 CIDL NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MARISOL EDWARDS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VIVIAN ROY EDWARDS, JR., DECEASED; MARISOL EDWARDS; MALCOLM ROY EDWARDS; NAKIA EDWARDS; JEREMY EDWARDS; AARON EDWARDS; CHAYAH EDWARDS A/K/A CHAYA K. SCOTT; AVIAN EDWARDS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (in Rem) dated February 12, 2026, entered in Civil Case No.: 2025 12522 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and MARISOL EDWARDS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VIVIAN ROY EDWARDS, JR., DECEASED; MARISOL EDWARDS; MALCOLM ROY EDWARDS; NAKIA EDWARDS; JEREMY EDWARDS; AARON EDWARDS; CHAYAH EDWARDS A/K/A CHAYA K. SCOTT; AVIAN EDWARDS, are Defendants. LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 16th day of April, 2026, the following described real property as set forth in said Judgment, to wit: LOT 15, BLOCK 515, DELTONA LAKES UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT MAP BOOK 25, PAGES 234 THROUGH 240, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. REQUESTS FOR 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: February 19, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52256 Feb. 26; Mar. 5, 202625-001421

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE SEVENTH CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA Case No.: 2025 27756 COCI JEMEY OAK VILLAS CONDOMINIUM ASSOCIATION, INC. Plaintiff, Vs. ADRIAN KOLAROVSKI Defendant. TO: ADRIAN KOLAROVSKI 25 RIVER DUNES DRIVE DAYTONA BEACH, FL 32118 YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Volusia County, Florida: Unit 4, Building 11, Jemecy Oak Villas, a Condominium, according to the Declaration of Condominium recorded in OR Book 2939, page 1509, and all subsequent amendments thereto, together with its undivided share in the common elements, Public Records of Volusia County, Florida. Parcel ID No. 534435110040 Street address of: 910 Big Tree Road, Unit 11-4, South Daytona, FL 32119 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jemecy Oak Villas Condominium Association, Inc., c/o Attorney Robert Robins, whose address is 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 on or before April 9, 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 or petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. Dated: February 23, 2026. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jennifer Vazquez Deputy Clerk Jemecy Oak Villas Condominium Association, Inc., c/o Attorney Robert Robins, 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 Feb. 26; Mar. 5, 202626-001401

FIRST INSERTION
DEERING PARK STEWARDSHIP DISTRICT NOTICE OF MEETING Notice is hereby given that the Board of Supervisors (“Board”) of the Deering Park Stewardship District (the “District”) located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Regular Meeting on March 10, 2026 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114. The meeting is being held for the necessary public purpose of considering any business that may come before the Board. The meeting will also be held by means of communications media technology as follows: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmRIYjQ2MTgtMDkxMCo0ZWU2LTk5ZTctMzkwMWQ0YjE1MDQ4%0thread.v2/0?context=%7b%22Tid%22%3a%2294348502-fda0-4a80-8edb-52bd871fa537b%22%2c%22Oid%22%3a%2250b37528-b730-4578-8935-dc90866a9569%22%7d Meeting ID: 295 812 663 928 7 Passcode: 8GG3RT2x A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“District Manager’s Office”) during normal business hours or by visiting the District’s website, https://deeringparkstewardship.com/ . The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 14613 CICI AITNO/VESTING INFORMATION WILL BE PROVIDED WITH THE REFERRAL LETTER. IF NOT PROVIDED AFTER 24-48 HOURS OF REFERRAL, PLEASE LAUNCH AITNO/VESTING PROCESS., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CINDY BREEZE, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CINDY BREEZE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 2, BLOCK 36, PELICAN BAY, PHASE IV, UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 37, PAGES 132 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before March 20, 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 17th 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: fmail@raslg.com 25-359367 Feb. 26; Mar. 5, 202625-001461

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 13694 CICI
DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs.
DELORES JEANTENEQUE BAILEY COWARD; ARTHUR RAY COWARD, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR EQUITY PRIME MORTGAGE LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
To the following Defendant(s):
DELORES JEANTENEQUE BAILEY COWARD
(LAST KNOWN ADDRESS)
809 MALEY STREET
DAYTONA BEACH, FLORIDA 32114
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 4 AND THE EASTERLY 55 FEET OF LOT 8, BLOCK 31, DAYTONA GARDENS, PLAT 6, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 10, PAGE 76, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 809 MALEY STREET, DAYTONA BEACH, FLORIDA 32114

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220,

Sunrise, FLORIDA 33323 on or before March 20, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 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 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 17th day of February, 2026.

LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Jennifer Vazquez
As Deputy Clerk

Submitted by:
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.: 25-01190 ESX
Feb. 26; Mar. 5, 2026

25-00141I

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. 2019 12038 CIDL
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES TORRES, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 06, 2025, and entered in 2019 12038 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL THE OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES TORRES, DECEASED; MICHELLE LUGO; DILEAN TORRES LOPEZ; JAIME TORRES LOPEZ 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 19, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 24, DELTONA LAKES UNIT TWO, A SUBDIVI-

SION ACCORDING TO THE MAP IN MAP BOOK 25, PAGE 101 TO 104, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 802 CRAWFORD ST, 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 24 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
19-384883 - MiM
Feb. 26; Mar. 5, 2026

26-00148I

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE No. 2023 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 not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days;if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 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-FO0879
February 19, 26, 2026

26-00119I

SECOND INSERTION

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

26-00131I

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 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 you 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
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11983FL
February 19, 26, 2026

26-00122I

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. 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: WWWVOLUSIA.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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 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 1-800-995-8770 (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

26-00120I

THIRD INSERTION

NOTICE OF SUSPENSION

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

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

February 12, 19, 26; March 5, 2026

26-00113I

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This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
"To me, punk is about being an individual...; standing up and saying, 'This is who I am.'"
Joey Ramone

Puzzle Two Solution:
"Marriage is like the Army: everyone complains, but you'd be surprised at the large number of people who reenlist."
James Garner

Puzzle Three Solution:
"As you get older, the pickings get slimmer, but the people don't."
Carrie Fisher

This week's Sudoku answers

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

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FLAGLER COUNTY LEGAL NOTICES

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

IN RE: ESTATE OF JONATHAN I. CARLTON, A/K/A JONATHAN ISAAC CARLTON, DECEASED.
CASE NUMBER: 2026 CP 000016

NOTICE TO CREDITORS

The administration of the estate of JONATHAN I. CARLTON, A/K/A JONATHAN ISAAC CARLTON, deceased, whose date of death was July 17, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110, and the mailing address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL CREDITORS of the decedent and other PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE DECEDENT'S ESTATE, whether due or not, direct or contingent, liquidated or unliquidated, or for funeral or burial expenses, for personal property in the possession of the personal representative, or for damages, must file their claims with this court WITHIN THE TIME PERIODS SET FORTH

IN SECTIONS 733.702 AND 733.710 FLORIDA STATUTES, THAT IS, THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, OR, IN AS TO ANY CREDITOR SERVED WITH A COPY OF THIS NOTICE TO CREDITORS, THIRTY DATES AFTER THE DATE OF SERVICE OF THAT COPY, EVEN THOUGH THE PERSONAL REPRESENTATIVE HAS RECOGNIZED THE CLAIM OR DEMAND BY PAYING A PART OR IT, OR INTEREST ON IT, OR OTHERWISE.

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.

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS FEBRUARY 26, 2026.

/s/ Rebecca Carlton
Rebecca Carlton,
Personal Representative
DORAN FOXMAN SIMS WOLFE & YOON

/s/ Carol Yoon
Theodore R. Doran, Esq.; FBN: 347515
Matthew M. Foxman, Esq.; FBN: 163650

Carol A. Yoon, Esq.; FBN: 100804
1020 W. International Speedway Blvd.
Daytona Beach, FL 32114
(386) 253-1111

Primary Email: cyoon@doranlaw.com
Secondary Email: bshoner@doranlaw.com; dmartin@doranlaw.com
Attorneys for Personal Representative
7763-336583
Feb. 26, Mar. 5, 2026

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mystic Ocean Designs, located at 137 Ryan Drive, in the City of Palm Coast, Flagler County, FL 32164, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 2/17/2026.
Jennifer Stampfl
7763-336542
Feb. 26, 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 732.221, Florida Statutes.

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

The 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 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.storagetreasures.com

P07 John Schweizer
39 Carol Gettel Mathis
53 Samantha Cooper
85 Frank Dias
89 Ronnie Mitchell
93 Carol Gettel Mathis
104 Cynthia Hrnciar
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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION: 53
CASE NO.: 2025 CA 000675

RTL REO LLC, Plaintiff, vs. ZANDER HOLDING GROUP LLC A/K/A PALM COAST HOLDING GROUP LLC, et al., Defendants.

TO: UNKNOWN TRUSTEE OF THE 5 WOOD ARBOR B LAND TRUST
250 PALM COAST PKWY NE, APT 607-224, PALM COAST, FL 32137
UNKNOWN TRUSTEE OF THE BASFOR TRUST
5 WOOD ARBOR LN, PALM COAST, FL 32164

QUEENS CREEK, LLC
4601 E MOODY BLVD, BUNNELL, FL 32110

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

Lot 2, Block 56, Palm Coast, Map of Wynfield, Section 27, according to the Plat thereof, recorded in Map Book 9, Page (s) 36 through 50, inclusive, of the Public Records of Flagler County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 30 DAYS AFTER THE FIRST PUBLICATION, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

WITNESS my hand and the seal of this Court this day of 2/19/2026.

TOM W. BEXLEY
As Clerk of the Court (SEAL) By /s/ Amy Perez
As Deputy Clerk

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
CORAL SPRINGS, FL 33310
25-02876
Feb. 26; Mar. 5, 2026 26-00057G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-14037-PRDL
IN RE: ESTATE OF MELISSA NICOLE COLLINS
Deceased.

The administration of the Estate of Melissa Nicole Collins, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 26, 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
Feb. 26; Mar. 5, 2026 25-00064G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000039
IN RE: ESTATE OF WARNER F. MARTIN,
Deceased.

The administration of the estate of WARNER F. MARTIN, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd #5 Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Dated this 6th day of January, 2026.
The date of first publication of this notice is: February 26, 2026.

MAYER W. MARTIN
Personal Representative
1742 Long Green Drive
Annapolis, Maryland 21409

NORMA STANLEY
Attorney for Personal Representative
Florida Bar No. 0778450
Lowndes, Drossick, Doster, Kantor & Reed, P.A.

215 North Eola Drive
Orlando, Florida 32801
Telephone: (407) 843-4600
Fax: (407) 843-4444
E-Mail: norma.stanley@lowndes-law.com
Secondary E-Mail: probate@lowndes-law.com
Feb. 26; Mar. 5, 2026 26-00062G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000775
Division 48
IN RE: ESTATE OF GEZINA HOLTTRUST
Deceased.

The administration of the estate of Gezina Holttrust, deceased, File No. 2024-CP-000775, whose date of death was August 24, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 26, 2026.

Personal Representative
Yari Moni-Chowdhury
34 Juniper Dr.
Ormond Beach, Florida 32176

Attorney for Personal Representative
Jonathan P. Hermes, Esq., B.C.S.
Attorney

Florida Bar Number: 1011335
Ginn & Patrou, PLLC
460 A1A Beach Blvd.
St. Augustine, FL 32080
Telephone: (904) 461-3000
Fax: (844) 730-9828
E-Mail: service@ginnpatrou.com
Secondary E-Mail: jhermes@ginnpatrou.com
Feb. 26; Mar. 5, 2026 26-00063G

FIRST INSERTION

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

CASE NO.: 2025-CA-000260
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, v. PAUL R. MORAND, et al., Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on March 27, 2026, at 11:00 a.m. ET, via the online auction site at www.flagler.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Flagler County, Florida, to wit:

Lot 4, Block 22, ZEBULAH'S TRAIL-SECTION 63, SEMINOLE WOODS AT PALM COAST, according to plat thereof as recorded in Map Book 18, Pages 24-35, inclusive, Public Records of Flagler County, Florida.
Property Address: 17 Zinnia Trail, Palm Coast, FL 32164

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 20th day of February, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Feb. 26; Mar. 5, 2026 26-00059G

FIRST INSERTION

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

PROBATE DIVISION
CASE NO.: 2026 CP 000070
IN RE: ESTATE OF GERMAN CHAVEZ,
Deceased.

The Administration of the Estate of German Chavez, deceased, whose date of death was December 26, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

The date of first publication of this notice is February 26, 2026.

Personal Representative:
/s/ Alex Chavez
Alex Chavez, Petitioner
Attorney for Personal Representative:
/s/ Alexis B. Diaz
Alexis Bucelo Diaz, Esq.
BUCELO DIAZ LAW PLLC
2645 Executive Park Drive, Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address: adiaz@bucelodiaz.com
Florida Bar No. 86918
Feb. 26; Mar. 5, 2026 26-00061G

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This week’s Crossword answers

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

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peekers’ place

You’re only cheating yourself.

This week’s Celebrity Cipher answers

Puzzle One Solution:
"To me, punk is about being an individual...
standing up and saying, 'This is who I am.'"
Joey Ramone

Puzzle Two Solution:
"As you get older, the pickings get slimmer, but the
people don't."
Carrie Fisher

Puzzle Three Solution:
"Marriage is like the Army; everyone complains, but
you'd be surprised at the large number of people
who reenlist."
James Garner

This week’s Sudoku answers

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

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Observer

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Ditching decorum

Alice Thompson

ORMOND BEACH

Observer

State of the City address: PHASE 4

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James Smith

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NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 9th day of March 2026, for the purpose of Second and Final Reading of Ordinance 2026-04, before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-04
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 240.00± ACRES LOCATED AT 261 COUNTY ROAD 45 AND BEARING MULTIPLE PARCEL IDS, WHICH IS CONTIGUOUS TO THE CITY OF BUNNELL IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE CITY OF BUNNELL TO INCLUDE SAID PROPERTY; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF FLAGLER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS 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.bunnellcityus.com 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 proposed 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 this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

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

7763-335503

Feb. 26, Mar. 5, 2026

FIRST INSERTION

NOTICE OF ACTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2025 CA 000656

AMERIS BANK,

Plaintiff, vs.

WILLIAM YANES, et al.,

Defendant.

To: WILLIAM YANES

44 DEL PALMA DRIVE, PALM COAST, FL 32137

UNKNOWN SPOUSE OF WILLIAM YANES

44 DEL PALMA DRIVE, PALM COAST, FL 32137

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 22, MARINA DEL PALMA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 76, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, 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 30 DAYS FROM THE 1ST PUBLICATION 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 day of 2/18/2026.

TOM W. BEXLEY

CLERK OF COURT OF FLAGLER COUNTY

As Clerk of the Court (SEAL) BY: Amy Perez

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

25-13194FL

Feb. 26; Mar. 5, 2026

26-00058G

The City of Flagler Beach proposes to adopt the following ordinance entitled: ORDINANCE 2026-03

An Ordinance by the City Commission of the City of Flagler Beach, Florida, amending Appendix "A" Land Development Regulations, Article II, Zoning; amending Section 2.04.02.9.1 related to barrier island residential development standards; amending lot area, density, and lot width requirements; providing for inclusion in the Code of Ordinances; providing for conflicts; providing an effective date hereof.

City Commission: Thursday, March 12, 2026 @ 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 386-517- 2000 Ext. 233 at least 48 hours prior to the meeting.

7763-337246

Feb. 26, 2026

FIRST INSERTION

NOTICE OF ADMINISTRATION

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

PROBATE DIVISION

CASE NO.: 2026 CP 000070

IN RE: ESTATE OF GERMAN CHAVEZ, Deceased.

The Administration of the Estate of German Chavez, deceased, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The Estate is intestate.

The names and addresses of the personal representative and the Personal Representative’s attorney are set forth below. The fiduciary lawyer–client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue, or the jurisdiction of the court must be filed

no later than the earlier of the entry of an Order of Final Discharge of the Personal Representative or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201–732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent’s death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Personal Representative: /s/ Alex Chavez

Alex Chavez, Petitioner

Attorney for Personal Representative: /s/ Alexis B. Diaz

Alexis Bucelo Diaz, Esq.

BUCELO DIAZ LAW PLLC

2645 Executive Park Drive, Suite 643

Weston, FL 33331

Telephone: (954) 399-1910

Email Address: adiaz@bucelodiaz.com

Florida Bar No. 86918

Feb. 26; Mar. 5, 2026

26-00060G

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No. 2025 CP 000601

Division 48

IN RE: ESTATE OF AGUSTIN PICADO Deceased.

The administration of the estate of Agustin Picado, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 26, 2026.

Personal Representative: Millie Widovic

6 Wiessmann Way

Wayne, New Jersey 07470

Attorney for Personal Representative: /S/ Wendy A. Mara

Wendy A. Mara

Attorney

Florida Bar Number: 69872

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: pmflynt@maralawpa.com

Feb. 26; Mar. 5, 2026

26-00066G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2024-CA-000436

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v.

KRISTA HOPE LUPERON, et al.,

Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on March 27, 2026, at 11:00 a.m. ET, via the online auction site at www.flagler.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Flagler County, Florida, to wit:

Lot 67, GRAND RESERVE PHASE 2, according to the plat as Recorded in Plat Book 39, Page(s) 68 through 73, of the Public Records of Flagler County, Florida.

Property Address: 655 Grand Reserve Drive, Bunnell, FL 32110

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee’s attorney.

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.

SUBMITTED on this 23rd day of February, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

Feb. 26; Mar. 5, 2026

26-00065G

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SUBSEQUENT INSERTIONS

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

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.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 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 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 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 on 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 sever (7) days prior to the proceeding. If hearing impaired, (TTD) 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

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: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-12646FL
February 19, 26, 2026 26-00048G

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: MRSservice@mccalla.com
Fla. Bar No.: 146803
25-12698FL
February 19, 26, 2026 26-00049G

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
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:
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

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 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. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 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

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