

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 Routed In Hope Volusia, located at 114 River Lane, in the City of Ormond Beach, Volusia County, FL 32176, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 2/24/2026.
Sabrina Jack
7764-337357
Mar. 5, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 12624 PRDL
IN RE: ESTATE OF BETTY MAY HART
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: BETTY MAY HART, File Number 2025 12624PRDL.

The address of the court where this probate is pending is: Circuit Court for VOLUSIA County, Florida, 101 N. Alabama Ave., DeLand, FL, 32724.

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.

Date of death of the decedent is: 07/03/2025.

The date of first publication of this notice is: 03/05/2026.

The second week of publication is: 03/12/2026.

Personal Representative(s):
Yasmine E. Butler.

Attorney for the representative(s):
By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 250-2990
March 5, 12, 2026 26-001491

FIRST INSERTION

LETTERS OF ADMINISTRATION
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-10356-PRDL
IN RE: ESTATE OF PEGGY WEBSTER,
Deceased.

TO ALL WHOM IT MAY CONCERN:
WHEREAS, PEGGY WEBSTER, a resident of Volusia County, Florida, died on September 23, 2025, owning assets in the State of Florida, and

WHEREAS, KIMBERLY ZETTLER has been appointed Personal Representative of the Estate of the Decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned Circuit Judge, declare KIMBERLY ZETTLER duly qualified under the laws of the State of Florida to act as Personal Representative of the Estate of PEGGY WEBSTER, deceased, with full power to administer the Estate according to law; to ask, demand, sue for, recover and receive the property of the Decedent; to pay the debts of the Decedent as far as the assets of the Estate will permit and the law directs; and to make distribution of the Estate according to law.

DONE AND ORDERED in chambers, DeLand, Volusia County, Florida.

e-signed 2/24/2026 10:38 AM
2026 10356 PRDL
LINDA L. GAUSTAD
CIRCUIT JUDGE
March 5, 12, 2026 26-001501

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 Viva at New Smyrna Beach located at 306 Sugar Mill Drive in the City of New Smyrna Beach, Volusia, FL 32168 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of February, 2026
TEG The Cove at New Smyrna LLC
March 5, 2026 26-001521

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 B&B Professional Plumbing & Air located at 554 Julia Street in the City of New Smyrna Beach, Volusia, FL 32168 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of February, 2026
Howell Plumbing Enterprise, LLC
March 5, 2026 26-001531

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 CULVER'S located at 3095 HOWLAND BLVD in the City of DELTONA, Volusia, FL 32725 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of March, 2026
DELTONA BURGERS LLC
JEREMIAH BOWE
March 5, 2026 26-001641

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 12498 CIDL
THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
WILLIE MARION WARE, SR. A/K/A WILLIE M. WARE A/K/A WILLIE WARE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2025, and entered in 2024 12498 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the Plaintiff and WILLIE MARION WARE, SR. A/K/A WILLIE M. WARE A/K/A WILLIE WARE, UNKNOWN TENANT(S) IN POSSESSION N/K/A WILLIE MARION WARE, JR. 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 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 21, EXCEPTING THEREFROM PART IN ROAD RIGHT-OF-WAY, BEARDSLEY'S MAP OF DELEON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 37, REPRINTED IN MAP BOOK 12, PAGE 46, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
Property Address: 5076 FAIRPORT AVENUE, DE LEON SPRINGS, FL 32130
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 26 day of February, 2026.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
24-230883 - MIM
March 5, 12, 2026 26-001621

RIGHT-OF-WAY, BEARDSLEY'S MAP OF DELEON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 37, REPRINTED IN MAP BOOK 12, PAGE 46, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
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Dated this 26 day of February, 2026.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
24-230883 - MIM
March 5, 12, 2026 26-001621

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10372 PRDL
Division 10
IN RE: ESTATE OF RYAN DRUCKER GOLDBLOOM
Deceased.

The administration of the estate of RYAN DRUCKER GOLDBLOOM, deceased, whose date of death was November 30, 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.

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 March 5, 2026, 2026

Signed on this 24th day of FEBRUARY, 2026.

/s/ Ilene Rudo Goldbloom
ILENE RUDO GOLDBLOOM
Personal Representative
1 High Stepper Ct, Unit 206
Pikesville, Maryland 21208

/s/ Robert Kit Korey
ROBERT KIT KOREY
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, Florida 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
March 5, 12, 2026 26-001511

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 CARLTON GROUP located at 20651 U.S. Hwy 441 in the City of MOUNT DORA, Volusia, FL 32757 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of March, 2026
RICHARD CARLTON
March 5, 2026 26-001651

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 12206 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JEMILLIE MARIE ALVARADO;
JADEN STEVEN ALVARADO RAMOS;
GOODLEAP, LLC;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated January 29, 2026, and entered in Case No. 2025 12206 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and JEMILLIE MARIE ALVARADO; JADEN STEVEN ALVARADO RAMOS; GOODLEAP, LLC, 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 31ST day of MARCH, 2026, the following described property as set forth in said Final Judgment, to wit:
THE EAST 1/2 OF LOT 101 AND ALL OF LOT 102, BON-AIR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 63, 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 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 usted 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.
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026 10022 PRDL
IN RE: ESTATE OF GAYLE BUSH
Deceased.

The administration of the estate of GAYLE BUSH, deceased, whose date of death was October 31, 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 name and address 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 March 5, 2026.

/s/ Michael Bush
Michael Bush,
Personal Representative
SYPRETT MESHAD, P.A.
Attorneys for Personal Representative
1900 RINGLING BLVD.
SARASOTA, FL 34236
Telephone: (941) 365-7171
Florida Bar No. 1026061
Email Address: Fstutton@smrl.com
March 5, 12, 2026 26-001611

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.

CASE No. 2025 13384 CICI
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
THADDEUS HENRY BURAK, JR., et al.,
Defendants
TO:
THADDEUS HENRY BURAK, JR.
288 JEFFERY AVE, HOLLY HILL, FL 32117
UNKNOWN SPOUSE OF THADDEUS HENRY BURAK, JR.
288 JEFFERY AVE, HOLLY HILL, FL 32117
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 17, FAIRGLEN UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 145, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attor-

neys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before March 27, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration
101 N. Alabama Ave., Ste. D-305
DeLand, FL 32724

Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this 24 day of February, 2026.

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

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-001735-01)
March 5, 12, 2026 26-001561

FIRST INSERTION

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

CASE NO.: 2025 12521 CICI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
APOSTOLAS P. BOUZAS A/K/A APOSTOLOS P. BOUZAS; UNKNOWN SPOUSE OF APOSTOLOS P. BOUZAS; DANA N. SANDERS; UNKNOWN SPOUSE OF DANA N. SANDERS; COQUINA COVE OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 February 11, 2026 entered in Civil Case No. 2025 12521 CICI in the Circuit Court of the Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and APOSTOLOS P. BOUZAS A/K/A APOSTOLOS P. BOUZAS; DANA N. SANDERS; COQUINA COVE OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF

OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on April 1, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT NO. 44, COQUINA COVE - PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 123 THROUGH 127, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 1912 Cove Pt RD, Port Orange, FL 32128

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 2390.000726
March 5, 12, 2026 26-001571

peekers' place
You're only cheating yourself.

This week's Crossword answers

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

This week's Celebrity Cipher answers

Puzzle One Solution:
"The Old West is not a certain place in a certain time. It's a state of mind. It's whatever you want it to be."
Tom Mix

Puzzle Two Solution:
"If you consider film an art form, as some people do, then the Western would be a truly American art form."
Clint Eastwood

Puzzle Three Solution:
"Why Westerns get segregated into a genre in Hollywood, I don't know ... it's just good entertainment."
Tom Selleck

This week's Sudoku answers

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

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OR Text TH to 855-526-5814 & reply yes.

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SUBSEQUENT INSERTIONS

SECOND 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. 732.221, 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.

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, 2026 26-001471

SECOND 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: February 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, 2026 26-001371

SECOND 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. 732.221, 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 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, 2026 26-001381

SECOND 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 Ujic, 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. 732.221, 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:

Signed by:
Dominic Romeo Ujic
Dominic Ujic
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, 2026 26-001391

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 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CINDY BREEZE, DECEASED, et al.
Defendant(s),

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 13, 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:
flmail@raslg.com
25-359367
Feb. 26; Mar. 5, 2026 25-001461

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. 2019 12038 CIDL
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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, GRANTEEES, 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 SUBDIVISION 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 26-001481

The date of first publication of this notice is February 26, 2026.
Personal Representative:
Signed by:
Dominic Romeo Ujic
Dominic Ujic
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, 2026 26-001391

SECOND 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 DEVISEES OF DONALD RAIMONDI; ROBERT J. RAIMONDI; DOLORES R. LOPAT; GERALD RAIMONDI A/K/A SKIPPY RAIMONDI; RICHARD RAIMONDI; AND ALL HEIRS, DEVISEE, GRANTEEES, 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 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, 2026 25-001431

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 OR 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, 2026 25-001431

FOURTH INSERTION

NOTICE OF SUSPENSION
To: Raymond A. Vasquez Ocasio
Case No: CD202509269/D 1832229/3503886
A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
February 12, 19, 26; March 5, 2026 26-001131

SECOND 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.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52256
Feb. 26; Mar. 5, 2026 25-001421

SECOND INSERTION

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.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52256
Feb. 26; Mar. 5, 2026 25-001421

SECOND 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 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).
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 25-001411

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SEVENTH CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No.: 2025 27556 COCI
JEMECY 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, 2026 26-001401

SEARCH MARKETPLACE
for **GREAT DEALS**
To place an ad
Call **386-447-9723**

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 Wild Iris Productions, located at 35 Zinnia Trl, 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 2/28/2026.
Kathleen Donaghy
7763-337868
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 Benjamin Guy, located at 63 Westcedar Lane, 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 3/2/2026.
Benjamin Guy Live LLC
7763-337870
Mar. 5, 2026

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

CASE NO. 2025 CC 000753
DIVISION: 61

ELEMENTS U.S.A. ADJUSTING,
INC. a Florida Profit Corporation,
Plaintiff,

v.
JESSICA M. BONTEMPO,
an individual,
Defendant.

AMENDED NOTICE OF ACTION

To: Jessica M. Bontempo
YOU ARE NOTIFIED that an action for a complaint for money owed that has been filed against you, and you are required to serve a copy of your written defenses, if any, on Barry E. Hughes, the Plaintiff's attorney, whose address is 900 Big Tree Road, South Daytona, FL 32119, on or before April 2, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

This 18 day of February 2026.
As Clerk of the Court
By: /s/ Sara Proffitt
7763-336586
Mar. 5, 12, 19, 26, 2026

PUBLIC NOTICE

AERIAL SPRAYING

In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below.

Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.

For more information, please visit the District website at flaglermosquito.gov where you can view an interactive treatment map of areas to be treated. Updates are also shared on the District's social media channels: Facebook, Ring Neighbors, Next Door, Instagram, and X. For questions, please email info@flaglermosquito.gov.
7763-336967

Mar. 5, Apr. 2, May. 7, Jun. 4, Jul. 2, Aug. 6, Sep. 3, Oct. 1, 2026

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes, David Lesser and Nancy F. Lesser intend to petition the Board of County Commissioners of Flagler County, Florida, on March 16, 2026 at 5:30 p.m. or as soon thereafter as possible during its regular scheduled meeting to vacate the rear 20 foot wide grading, drainage and utility easement within Lot 15 of Sea Scape Subdivision, as recorded in Map Book 28, Page 62, in the Public Records of Flagler County, Florida.

PURSUANT TO FLORIDA STATUTE 286.0105, EACH BOARD, COMMISSION, OR AGENCY OF THIS STATE OR OF ANY POLITICAL SUBDIVISION THEREOF SHALL

INCLUDE IN THE NOTICE OF ANY MEETING OR HEARING, IF NOTICE OF THE MEETING OR HEARING IS REQUIRED, OF SUCH BOARD, COMMISSION OR AGENCY, CONSPICUOUSLY ON SUCH NOTICE, THE ADVICE THAT, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY,

OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

7763-337148
Mar. 5, 12, 2026

NOTICE OF TIME CHANGE

The East Flagler Mosquito Control District Regular Meeting
Notice is hereby given that the regularly scheduled meeting of the East Flagler Mosquito Control District scheduled for March 16, 2026, will now be held at 4:00 PM. The location remains unchanged, 210 Fin Way, Palm Coast, Florida. The agenda of the meeting will be available online and prior to the meeting at flaglermosquito.gov. In accordance with Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Office Manager 386-437-0002 ext. 201, at least 48 hours in advance of the meeting.
7763-337325
Mar. 5, 2026

NOTICE

Public Hearing and Regular Meeting The Board of Directors for the Florida Resiliency and Energy District (FRED)

NOTICE IS HEREBY GIVEN that the Public Hearing and In Person Board Meeting of the Board of Directors (the "Board") of the Florida Resiliency and Energy District ("FRED") will be held at the 156 Tuskawilla Road, Suite 2340 Florida 32708 on March 12, 2026 beginning at 10:00 A.M. (EST), or as soon thereafter as practicable. INTERESTED PERSONS MAY ALSO ATTEND BY TELEPHONE CONFERENCE USING THE FOLLOWING INSTRUCTIONS: Dial the phone number 888-475-4499, then use Meeting ID: 842 8436 8184 and Passcode: 065842.

1. Resolution No. F26-03 - Assessment Resolution, Relating to Special Assessment Revenue Note (910 Suemac Road, Commercial PACE Project), Series 2026 (Vote Required)

2. Resolution No. F26-04 - Assessment Resolution, Relating to Special Assessment Revenue Note (1380 Flamingo Road, Commercial PACE Project), Series 206 (Vote Required)

The title of Resolutions F26-03 and F26-04 is as follows:

A RESOLUTION OF THE FLORIDA RESILIENCY AND ENERGY DISTRICT RELATING TO THE FINANCING OF QUALIFYING IMPROVEMENTS

UNDER THE FLORIDA PROPERTY ASSESSED CLEAN ENERGY (PACE) ACT; ESTABLISHING THE TERMS AND CONDITIONS FOR IMPOSING SPECIAL ASSESSMENTS RELATED TO SUCH QUALIFYING IMPROVEMENTS; APPROVING THE ASSESSMENT ROLL; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE APPROPRIATE TAX COLLECTORS; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE.

3. Resolution No. F26-05 - Assessment Resolution, Relating to Special Assessment Revenue Note (2320 North Liberty Street, Commercial PACE Project), Series 206 (Vote Required)

The title of Resolution F26-05 is as follows:

A RESOLUTION OF THE FLORIDA RESILIENCY AND ENERGY DISTRICT RELATING TO THE FINANCING OF QUALIFYING IMPROVEMENTS UNDER THE FLORIDA PROPERTY ASSESSED CLEAN ENERGY (PACE) ACT; ESTABLISHING THE TERMS AND CONDITIONS FOR IMPOSING SPECIAL ASSESSMENTS RELATED TO SUCH QUALIFYING IMPROVEMENTS; APPROVING THE ASSESSMENT ROLL; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE APPROPRIATE TAX COLLECTORS; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND REPEALING RESOLUTION NO. F26-02.

The Board may consider any business which may properly come before it. Persons desiring to provide public comment will be given the opportunity to be heard and to express their views. Written comments may also be submitted in advance to the FRED Administrator, Florida Development Finance Corporation, 156 Tuskawilla Road, Suite 2340, Winter Springs, FL 32708. In addition, public comment may be submitted in advance via email to the FRED Administrator at info@fdcbonds.com. Written comments and emails received in advance of the meeting will be read aloud to the Board and the public and will be incorporated into the meeting minutes.

A copy of the agenda may be obtained online at www.fdcbonds.com/notices or at the offices of the FRED Administrator, Florida Development Finance Corporation, 156 Tuskawilla Road, Suite 2340, Winter Springs, FL 32708, during normal business hours. The meetings are open to the public and conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on record.

If any person decides to appeal any decision made with respect to any matter

considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact FRED at (407) 712-6352 at least two (2) days prior to the meeting.

Persons who are hearing or speech impaired can contact the Florida Dual Party Relay System at 1-800-955-8770 (Voice) and 1-800-955-8771 (TDD).

Florida Resiliency and Energy District

Publication Date: March 4, 2026
7763-337644
Mar. 5, 2026

PUBLIC NOTICE

To Whom It May Concern:
You are hereby notified that the following described livestock: Black intact Angus Bull as of February 24, 2026, is impounded at Square M Ranch. The amount due by reason of such impounding is \$216.00 dollars through February 27, 2026, with an additional fee of \$72.00 per day for every day after. The above-described livestock will, unless redeemed within 3 days from date hereof, be offered for sale at public auction to the highest and best bidder for cash.
02/24/2026
Sheriff Rick Staly of Flagler County, Florida
7763-337765
Mar. 5, 2026

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

Carole 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 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



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SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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. 732.2211, 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.
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, Drosdick, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000775
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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.
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, Drosdick, 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

SECOND 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 HOLTRUST
Deceased.
The administration of the estate of Gezina Holtrust, 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. 732.2211, 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
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

SECOND 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

SECOND 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. 732.2211.
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

SECOND 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

SECOND 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

SECOND 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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