VOLUSIA COUNTY LEGAL NOTICES

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. 2026 10204 CIDL
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN GUTEK, 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 JOHN GUTEK, 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:

UNIT 107-D, BAHAMIAN CLUB, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 73, 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 April 6, 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 4 day of March, 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
25-369799
March 12, 19, 2026 26-00168I

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025 11400 CICI
PLANET HOME LENDING, LLC,
Plaintiff, vs.
RAE WILCOX, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 23, 2026, and entered in Case No. 2025 11400 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Planet Home Lending, LLC, is the Plaintiff and Rae Wilcox, ISPC, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the April 10, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 11, BLOCK 1, SWEETWATER HILLS UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 37, PAGE 187, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 761 TUMBLEBROOK DR PORT ORANGE FL 32127

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

ATTENTION PERSONS WITH DISABILITIES: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, Fl 32724, Tel: (386) 736-5907.

Dated this 05 day of March, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar # 16141
IN/25-005391
March 12, 19, 2026 26-00176I

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2016 31053 CICI
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
BRUCE L. DINGELDINE, SR., ORMOND-BY-THE-SEA ASSOCIATION, INC., SHERRY ELLIS, UNKNOWN TENANT NO. 1 N/K/A CHRISTINE PAXTON UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 24, 2019 and an Order Resetting Sale dated February 25, 2026 and entered in Case No. 2016 31053 CICI of the Circuit Court in and for Volusia County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and BRUCE L. DINGELDINE, SR., ORMOND-BY-THE-SEA ASSOCIATION, INC., SHERRY ELLIS, UNKNOWN TENANT NO. 1 N/K/A CHRISTINE PAXTON UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on April 1, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 38, ORMOND BY THE SEA PLAT 10, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 23, PAGE 201, 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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED March 5, 2026.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1422-189265 / SM2
March 12, 19, 2026 26-00167I

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 SnackTracks located at 1235 Providence 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 3rd day of March, 2026
Life is a Portrait LLC
Reynaldo Rosa-Morales
March 12, 2026 26-00170I

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 Holland Pump located at 969 Alexander Ave in the City of Port Orange, Volusia, FL 32129 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of March, 2026
Atlas Dewatering, LLC
Dane Bedinger
March 12, 2026 26-00171I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2026 10309 CIDL
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
RICHARD S. SMITH A/K/A RICHARD SMITH, PERSONAL REPRESENTATIVE OF THE ESTATE OF DON ALAN BAILES; JESSICA LYNN BAILES; UNKNOWN SUCCESSOR TRUSTEE OF THE ALAN E. BAILES AND BERTHA M. BAILES REVOCABLE TRUST DATED AUGUST 5, 1998; GARY BAILES A/K/A GARY MICHAEL BAILES; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendant(s).

TO: Unknown Successor Trustee of the Alan E. Bailes and Bertha M. Bailes Revocable Trust Dated August 5, 1998
1840 Van Cleef Road
Deland, Florida 32720

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

THE EASTERLY ONE-HALF (1/2) OF A PARCEL OF LAND LYING IN THE SOUTH ONE-HALF (1/2) OF LOT 22, NORRIS SUBDIVISION OF THE DUPONT AND GAUDRY GRANTS AS RECORDED IN DEED BOOK "C", PAGE 681, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2) OF SAID LOT 22 AND RUN S 80°00'00" E A DISTANCE OF 713.50 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED: FROM THE POINT OF BEGINNING CONTINUE S 80°00'00" E A DISTANCE OF 708.11 FEET, THENCE RUN S 10° 34' 17" E A DISTANCE OF 307.58 FEET, THENCE RUN N 80°00'00" W A DISTANCE OF 708.11 FEET; THENCE RUN N 10°34'17" E A DISTANCE OF 307.58 FEET TO THE POINT OF BEGINNING, CONTAINING FIVE (5) ACRES MORE OR LESS, AND A 45 FOOT EASEMENT, MORE PARTICULARLY DESCRIBED AS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2) OF LOT 22, NORRIS SUBDIVISION OF THE DUPONT AND GAUDRY GRANTS, THENCE S 80° 00' 00" E 1421.61 FEET; THENCE IN A NORTHERLY DIRECTION 45 FEET; THENCE N 80° 00' 00" W A DISTANCE OF 1421.61 FEET TO A POINT SAID LINE INTERSECTS WITH THE EAST SIDE OF GRAND AVENUE; THENCE IN A SOUTHERLY DIRECTION AND PARALLEL WITH GRAND AVENUE TO THE POINT OF BEGINNING.
Street Address: 1840 Van Cleef Road, Deland, Florida 32720

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before April 6, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on March 3, 2026.

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

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400731
March 12, 19, 2026 26-00174I

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 Dunn-Blount American Inn of Court located at 4015 Calusa Lane in the City of Ormond Beach, Volusia, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of March, 2026
American Inns of Court
Paul A. Martin, Treasurer
March 12, 2026 26-00179I

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 Drug Enforcement Administration of Volusia County , located at Leave me alone I'm low on data, food, and, in the City of Ormond Beach, Volusia County, FL 32174, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 1/15/1992.
DEA of Volusia County
7764-338301
Mar. 12, 2026

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2024-12331-CIDL
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
JONATAN ENOCH MEDINA BAEZ, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on February 13, 2026, in Case No. 2024-12331-CIDI of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JONATAN ENOCH MEDINA BAEZ, HILDA JUDITH BAEZ APONTE, DEBORA NARVAEZ-ROMAN, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and FERNANDA PLACE HOMEOWNERS ASSOCIATION, INC are Defendants, the Office of Laura E. Roth, Volusia County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.volusia.realforeclose.com on the 2nd day of April 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 39, FERNANDA PLACE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 69 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Also known as 3518 FERNANDA DR, DELTONA, FL 32738

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds 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 Section 45.031, Florida Statutes.

Dated this 17th day of February 2026.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Bar No.: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
March 12, 19, 2026 26-00169I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2026 10155 PRDL
DIVISION: 10
IN RE: ESTATE OF GARY ALLEN BREAULT a/k/a GARY ALAN BREAULT a/k/a GARY BREAULT,
Deceased.

The administration of the estate of GARY ALLEN BREAULT a/k/a GARY ALAN BREAULT a/k/a GARY BREAULT, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Signed by: /s/ Starlene Brown
Starlene Brown,
Personal Representative

/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
March 12, 19, 2026 26-00175I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2025 12863 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
ANDREW J. LAMPART A/K/A ANDREW JOHN LAMPART; TRUIST BANK, SUCCESSOR IN INTEREST TO SUNTRUST BANK; JENNIFER L. MILLER A/K/A JENNIFER LYNN MILLER F/K/A JENNIFER LYNN LAMPART; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

TO: ANDREW J. LAMPART A/K/A ANDREW JOHN LAMPART
Last Known Address
4322 S ATLANTIC AVE #1
PONCE INLET, FL 32127
Current Residence is Unknown

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

LOT 13, EMERALD ISLE SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGE 159 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before April 13, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED on February 26, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Jennifer Vazquez
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com,
1446-209924 / ME2
March 12, 19, 2026 26-00172I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2025 12863 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
ANDREW J. LAMPART A/K/A ANDREW JOHN LAMPART; TRUIST BANK, SUCCESSOR IN INTEREST TO SUNTRUST BANK; JENNIFER L. MILLER A/K/A JENNIFER LYNN MILLER F/K/A JENNIFER LYNN LAMPART; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

TO: UNKNOWN TENANT NO. 1
4322 S Atlantic Ave., #1
Ponce Inlet, FL 32127
TO: UNKNOWN TENANT NO. 2
4322 S Atlantic Ave., #1
Ponce Inlet, FL 32127

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

LOT 13, EMERALD ISLE SUBDIVISION UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGE 159 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before April 16, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comunquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED on March 2, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Jennifer Vazquez
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com,
1446-209924 / ME2
March 12, 19, 2026 26-00173I

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Daytona Beach Observer

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

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10460 PRDL
Division 10
IN RE: ESTATE OF KATHRYN JO WYATT
Deceased.

The administration of the estate of Kathryn Jo Wyatt, deceased, whose date of death was January 22, 2026, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
David A. Batten
1326 S. Ridgewood Avenue, Suite 18
Daytona Beach, Florida 32114-6190
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: Shelley@legacylaw313.com
Secondary E-Mail:
troy@legacylaw313.com
March 12, 19, 2026 26-00177I

FIRST INSERTION

DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

The Board of Supervisors ("Board") of the Dean River Community Development District ("District") will hold a special meeting on March 24, 2026 at 11:00 a.m., at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174 for the purpose of considering the Delegated Award Resolution, related financing items and any other business that may properly come before it.

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. 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. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
March 12, 2026 26-00178I

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Case Number: 2024-11222-CICI
SSQUARE STORAGE LLC,
a foreign limited liability company,
Plaintiff, v.
PHIESTA, LLC,
VOLUSIA COUNTY, FLORIDA, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Volusia County, Florida, that Laura E. Roth, Esq., the Clerk of this Court will sell the property at public sale, to the highest bidder, in the Volusia County Courthouse, online at www.Volusia.RealForeclose.com at 11:00 A.M. on April 10, 2026 situated in Volusia County, Florida, with the property address 444 South Beach Street, Daytona Beach, FL 32114; and 448 South Beach Street, Daytona Beach, FL 32114 (hereinafter collectively the "Properties")., situate and being in Volusia County, Florida as more fully described below:

THE EASTERLY 347 FEET OF THE NORTH ½ OF LOT 1, BLOCK 3, OF HODGMAN'S DAYTONA, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 2, PAGE 82, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THE EAST 150 FEET OF THE SOUTH ½ OF LOT 1, BLOCK 3, OF HODGMAN'S DAYTONA, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 2, PAGE 82, 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.

Respectfully,
/s/ Josh W. Osborn
Josh W. Osborn, Esq.
ROSENBERG & CUMMINGS PLLC
Counsel for Plaintiff
802 NE 20th Avenue
Fort Lauderdale, Florida 33304
(954) 769-1344
Josh@RosenbergCummings.com
Florida Bar Number: 1040437
March 12, 19, 2026 26-00180I

SUBSEQUENT INSERTIONS

SECOND 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 26-00151I

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 14422 CICI
UNION HOME MORTGAGE CORP.,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF DONALD STEVENS YOUNG JR AKA DONALD S YOUNG JR, et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF DONALD STEVENS YOUNG JR AKA DONALD S YOUNG JR
39 WOODHAVEN CIR, ORMOND BEACH, FL 32176

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

LOT 4, WOOD HAVEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 26, PAGE 77, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before March 30, 2026, 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 26 day of February, 2026.

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

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
FORT LAUDERDALE, FL 33310
25-05093
March 5, 12, 2026 26-00154I

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. 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: flmail@raslg.com
24-230883 - MiM
March 5, 12, 2026 26-00162I

SECOND INSERTION

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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 2nd day of March, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
NS20865-25/sap
March 5, 12, 2026 26-00163I

SECOND 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 APOSTOLAS 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 APOSTOLAS 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:
ftlrealprop@kelleykronenberg.com
File No: 2390.000726
March 5, 12, 2026 26-00157I

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICAL 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, Attorneys 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
(386) 257-6096
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 26-00156I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH 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 decedents' estate, even if that claim is unmatured, 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 unmatured, 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. 732.2211.

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 26-00149I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10298 PRDL
Division 10
IN RE: ESTATE OF MOSSIE FAY MAYO A/K/A MOSSIE FAYE MAYO
Deceased.

The administration of the estate of MOSSIE FAY MAYO A/K/A MOSSIE FAYE MAYO, deceased, whose date of death was December 8, 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.

Signed on this 2ND day of MARCH, 2026.

/s/ Craig A. Keeler
CRAIG A. KEELER
Personal Representative
35 Aspen Street
Daytona Beach, Florida 32124
/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 26-00160I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10244 PRDL
Division 10
IN RE: ESTATE OF DOROTHY PATRICIA MARTIN aka DOROTHY KULZER MARTIN
Deceased.

The administration of the estate of DOROTHY PATRICIA MARTIN A/K/A DOROTHY KULZER MARTIN, deceased, whose date of death was December 17, 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.

Signed on this 2ND day of MARCH, 2026.

/s/Brian Martin
BRIAN MARTIN
Personal Representative
190 Oak Grove Drive
Ormond Beach, Florida 32176
/s/ Karen Lynn Martin Maresco
KAREN LYNN MARTIN MARESCO
Personal Representative
6 Park Ridge Way
Ormond Beach, Florida 32174
/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 26-00159I

SECOND 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 DECEDENTS 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: Fsutton@smrl.com
March 5, 12, 2026 26-00161I

SECOND 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 26-00150I

SECOND INSERTION

AMENDED NOTICE TO CREDITORS
IN THE 7TH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13443 PRDL
Division 10
IN RE: ESTATE OF CORRINE MARIE MANTHEI
Deceased.

The administration of the estate of Corrine Marie Manthei, deceased, whose date of death was May 1, 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 March 5, 2026.

Personal Representative:
Signed by: Michael E. Hoy
Michael Hoy
76 Woodstone Way
Bozeman, Montana 59718
Attorney for Personal Representative:
s/Wendy A. Mara
Wendy A. Mara, Esq.
Attorney
Florida Bar Number: 69872
Mara Law, P.A.
555 West Granada Blvd., Ste. D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail:
jrhood@maralawpa.com
March 5, 12, 2026 26-00155I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO: 2026 10285 PRDL
DIVISION: 10
IN RE: ESTATE OF NATHAN CLARK HALBROOK,
Deceased.

The administration of the estate of NATHAN CLARK HALBROOK, deceased, whose date of death was December 15, 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, 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 March 5, 2026.

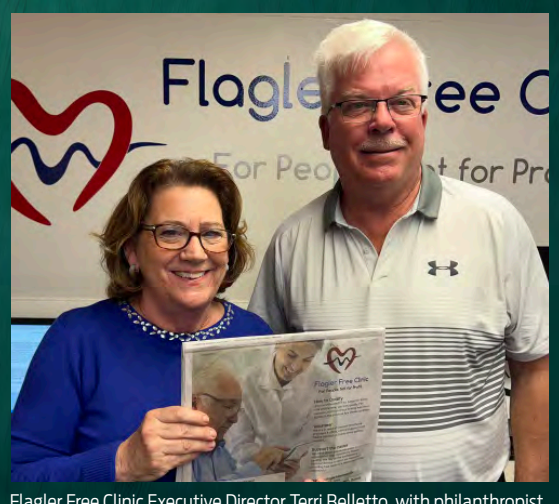
Personal Representative:
JOHN A. HALBROOK
542 Ridgeway Road
St. Augustine, FL 32080
Attorney for Personal Representative:
CLAY B. TOUSEY III, ESQ.
Florida Bar No: 0065086
Fisher, Tousey, Leas & Ball
501 Riverside Avenue, Suite 700
Jacksonville, Florida 32202
(904) 356-2600
Email: clay.tousey@fishertousey.com
March 5, 12, 2026 26-00158I

Give a nonprofit a megaphone.

Want to buy ad space and donate it to help a nonprofit? Let's make it happen!
386-447-9723 // advertising@observerlocalnews.com

A RECENT SUCCESS STORY

Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled — and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win!



Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen

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 The Heron of Palm Coast , located at 3830 Old Kings Road, in the City of Palm Coast, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 3/4/2026.
1031CF Palm Coast MT, LLC
7763-338280
Mar. 12, 2026

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Salty Sunshine Cleaning, LLC, located at 18 Portia Ln, 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 3/5/2026.
Saltwater Rose Ventures, LLC
7763-338440
Mar. 12, 2026

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Rivera Tools LLC, located at 79 Roxboro 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 3/5/2026.
Rivera Tools LLc
7763-338453
Mar. 12, 2026

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

MICHAEL ZIMMERMAN and GAYLE ZIMMERMAN,
Plaintiffs,
V.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST VICTOR CLA VIZZAO DECEASED; JACQUELINE A CLA VIZZAO; FLORIDA PACE FUNDING AGENCY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2,
Defendants.
CASE NO.: 2024-CA-000605

NOTICE OF ACTION

TO:
The Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming by, through, under, or against Victor Clavizzao deceased
1 Pennsy Place
Palm Coast, Florida 32164

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Mortgage and to foreclose any claims which are inferior to the right, title and interest of the Plaintiffs in the following property:

Lot 6 and 7, Block 23, Pine Grove-Section 25 Palm Coast, according to the plat thereof as recorded in Plat Book 9, Pages 1 through 19, inclusive, Public Records of Flagler County, Florida.

Street address: 1 Pennsy Place, Palm Coast, Florida 32164.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Yasin Daneshfar, Esq., Plaintiffs' attorney, whose address is:
BECKER & POLIAKOFF, P.A. 1
East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 987-7550
Fax: (954) 985-4177
Primary email:
ydaneshfar@beckerlawyers.com

on or before 30 days from the first date of publication and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court 1/23/2026
TOM BEXLEY,
as Clerk of said Court
/s/ Margarita Ruiz
As Deputy Clerk
7763-338285
Mar. 12, 19, 2026

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

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

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

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that

accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
7763-338698
Mar. 12, 2026

ADVERTISEMENT FOR BIDS FOR
Flagler County Beach Nourishment Project - Reach II FPN 429573-1-38-01

Sealed bids for furnishing all labor, materials, equipment and supervision for nourishment of portions of the Flagler County beach and dune system in conformance with the project plans and contract documents. The project will consist of constructing and an elevated beach berm, dune and vegetation in accordance with the project plans and specifications. The scope of work includes but is not limited to the following:

mobilization/demobilization; preparation and restoration of the work site and access points, mechanical screening of dredge material; structural inspection and vibration monitoring; beach tilling/decompaction; endangered species monitoring and observation; sea turtle trawling; sand fencing and post & rope; and placement of sand and dune vegetation, performance of all operations and surveys in connection with the construction and other related items incidental to the work as the Bid in accordance with the Contract Documents. All work shall be constructed in accordance with the Contract Documents.

The project covers a distance of 5.5 miles with a total estimated fill requirement of 1,800,000 CY.

A Non-Mandatory Pre-Bid Meeting for all interested parties will be held on Friday, March 27, 2026 at 10:00am at 3rd Floor Engineering Department Conference Room 1769 East Moody Blvd Bldg. 2 Bunnell, FL 32110 Microsoft Teams meeting Join on your computer, mobile app or room device https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting Meeting ID: 285 772 381 372 71 Passcode: CP7LN9BY. Although the Pre-Bid Meeting is not mandatory, it will offer potential bidders the only opportunity to ask questions and discuss the project directly with staff.

Interested Bidders may secure proposal documents and all other pertinent information by visiting the website of OpenGOV at

www.procurementopengov.com/signup.

Interested firms are to submit a proposal to provide this service and/or product(s), please provide the requested information in this solicitation, complete the included forms, and submit these documents with your response through OpenGov Procurement, at

https://procurement.opengov.com/portal/flaglercounty by the date and time posted.

Bids must be accompanied by a certified check, bank draft, or satisfactory Bid Bond, drawn in the favor of Flagler County in the amount of five percent (5%) of the total bid as shown on the Bid Form. No Bidder may withdraw his Bid after the scheduled closing time for receipt of Bids. All Bids must be firm for a period of one hundred twenty (120) days after the time set for opening Bids.

Invitation For Bid #25-ITB-078

No person or affiliate who has been placed on the convicted vendors list following a conviction for a public entity crime may submit a Bid for a period of 36 months from the date of being placed on the convicted vendor list.

The successful Bidder will be required to furnish and pay for satisfactory Contract Bonds (Performance and Payment) and appropriate Warranty Bond.

Upon award of contract, a Certificate of Insurance must be provided indicating compliance with the criteria and for the coverage(s) in the Standard Terms and Conditions of the Agreement between the County and the selected Contractor.

Interested firms are to submit bids through OpenGov Procurement at https://procurement.opengov.com/portal/flaglercounty. Bids must be received on or before 2:00 pm, Thursday, **April 16, 2026,** after which time they will be publicly opened via Opengov and read aloud.

Bids received after the specified date and time will not be accepted. **Mailed, Faxed or E-mailed Bids will not be accepted.**

Flagler County reserves the right to reject any and all Bids, to award all or segments of the project and to waive any informality in Bids received, as may be in the best interest of the County.

NOTICE TO BIDDERS/PROPOSERS

To ensure that your Bid is responsive, you are urged to request clarification or guidance on any issues involving this solicitation before submission of your response. Your point-of-contact for this solicitation is

purchasing@flaglercounty.gov
7763-338723
Mar. 12, 2026

LEGAL NOTICE

Effective May 10, 2026 Dr. Joseph McKinley will no longer be seeing patients at AdventHealth Medical Group Gastroenterology Palm Coast located at 3 AdventHealth Way Suite 120 Palm Coast, FL 32137. If you are a patient and have questions about your transition of care or any additional questions, please call the office at 386-586-1995.

7763-338755
Mar. 12, 19, 26, Apr. 2, 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

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 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 TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000117
Division 48
IN RE: ESTATE OF EVELYN MONTELBANO, Deceased.

The administration of the estate of EVELYN MONTELBANO, deceased, whose date of death was 12/04/2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Flagler Clerk & Comptroller, Kim C. Hammond Justice Center, 1769 E Moody Blvd, Building 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 12, 2026.

Personal Representative:
Heather Marie Manto
402 Pine Tree Loop
Bastrop, TX 78602
Attorney for Personal Representative:
Eric T. Preston, Esq.
Attorney
Florida Bar Number: 92513
The Preston Law Firm
605 South Orange Street
New Smyrna Beach, Florida 32168
Telephone: (386) 424-9200
Fax: (386) 423-8099
E-Mail: eric@theprestonlawfirm.com
kathy@theprestonlawfirm.com
March 12, 19, 2026 26-00071G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000123
Division: 48
IN RE: ESTATE OF EUGENIA BLANTON Deceased.

The administration of the estate of Eugenia Blanton, deceased, whose date of death was January 4, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 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, 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 March 6, 2026.

Personal Representative:
James Blanton
4856 Walnut Ave
Bunnell, Florida 32110
Attorney for Personal Representative:
Larry Michael Maddox
E-mail Addresses:
lmmaddox@2119lawyers.com,
lmmaddox@2119lawyers.com
Florida Bar No. 0905800
2119 Riverside Ave
Jacksonville, Florida 32204
Telephone: (904) 384-8770
March 12, 19, 2026 26-00072G

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Kenyanna L. Stubblefield
Case No.: CD202509671/D 3529772

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, 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.

March 12, 19, 26; April 2, 2026
26-00073G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000797
Division: 48
IN RE: ESTATE OF THOMAS JOSEPH O'BRIEN JR., Deceased.

The administration of the estate of Thomas Joseph O'Brien, Jr., deceased, whose date of death was July 21, 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 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 12, 2026.

Personal Representative:
/s/ Kevin O'Brien
Kevin O'Brien
9 Billingsport Drive
Sicklerville, NJ 08081
Attorney for Personal Representative:
/s/ Tonya D. Cromartie
TONYA D. CROMARTIE
Florida Bar Number: 143839
TONYA CROMARTIE PA
648 South Ridgewood Avenue
DAYTONA BEACH, FL 32114
Telephone: (386) 615-9521
Fax: (386) 615-9523
E-Mail: tonya@daytona-law.com
Secondary E-Mail:
service@daytona-law.com
March 12, 19, 2026 26-00074G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA,
CIVIL ACTION
CASE NO.: 182025CA000483AXXX01
2025 CA 000483
EQUITY ALLIANCE GROUP, LLC, a Florida limited liability company,
Plaintiff vs.
ANITA ROBIN CHAMBERLAIN A/K/A ANITA ROBIN CHAMBERLAINTTEE, INDIVIDUALLY AND AS TRUSTEE TO HOLD FOR THE BENEFIT OF THE TRUST TITLED ARC FAM TRUST, et. al.,
Defendant(s)

TO: ANITA ROBIN CHAMBERLAIN A/K/A ANITA ROBIN CHAMBERLAINTTEE, INDIVIDUALLY AND AS TRUSTEE TO HOLD FOR THE BENEFIT OF THE TRUST TITLED ARC FAM TRUST
Last Known Address: 354 Stirling Bridge Dr., Ormond Beach, FL 32174

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

LOT 71, PLANTATION BAY SECTION 2 A-F UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 39, PAGES 44 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
Property Address: 354 Stirling Bridge Dr, Ormond Beach, FL 32174
Parcel ID: 09-13-31-5120-2AF08-0710

This action has been filed against you, and you are required to serve a copy of your written defenses within 30 days after the first publication, on Legal Advocates, PLLC, c/ o William C. Slabaugh, Esq., attorney for Plaintiff, whose address is 1275 S. Patrick Drive, Suite H1, Satellite Beach, FL 32937, United States, and to 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 action was instituted in the SEVENTH Judicial Circuit Court for FLAGLER County in the State of Florida and is styled as follows: ANITA ROBIN CHAMBERLAIN A/K/A ANITA ROBIN CHAMBERLAINTTEE, INDIVIDUALLY AND AS TRUSTEE TO HOLD FOR THE BENEFIT OF THE TRUST TITLED ARC FAM TRUST.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 386-257-6096, 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on 3/9/2026.

Clerk of the Court
(SEAL) By: Amy Perez
As Deputy Clerk
LEGAL ADVOCATES, PLLC,
1275 S. Patrick Drive, Suite H1,
Satellite Beach, FL 32937
March 12, 19, 2026 26-00075G

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2022-CA-000631
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE1,
Plaintiff, vs.
SUSAN E. MUNGERSON-MALONE A/K/A SUSAN E. MUNGERSON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 10, 2026, and entered in Case No. 2022-CA-000631 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1, is the Plaintiff and Susan E. Mungerson-Malone a/k/a Susan E. Mungerson, Laddy Cyril Malone, are defendants, the Flagler County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.flagler.realforeclose.com, Flagler County, Florida at 11:00AM on the April 10, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 21 OF OAK RIDGE ACRES UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 37, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
A/K/A 354 BRIDLE PATH LN, ORMOND BEACH, FL 32174

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

ATTENTION: PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Flagler County Clerk of Court, 1769 E. Moody Blvd., Building 1, Bunnell, FL 32110, Tel: (386) 313-465; Fax: (386) 437-1928.

Dated this 05 day of March, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/18-013634
March 12, 19, 2026 26-00076G

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

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CALL 386-447-7923 TO PLACE YOUR NOTICE TODAY

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CA 000393
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; RACHEL REYES; MICKEY REYES; MICHAEL REYES; CHRISTOPHER REYES; UNKNOWN TENANT #1 N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLAM CRUZ; ALBERTO MIGUEL REYES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 13, 2026 in Civil Case No. 2024 CA 000393, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; RACHEL REYES; MICKEY REYES; MICHAEL REYES; CHRISTOPHER REYES; UNKNOWN TENANT #1 N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLAM CRUZ; ALBERTO MIGUEL REYES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at https://flagler.realforeclose.com/ on April 24, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK 10, OF PALM COAST MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 59 THROUGH 67, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, 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.

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, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 26th day of February, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
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1221-15879B
March 5, 12, 2026 26-00069G

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000796
Division 48
IN RE: ESTATE OF NATALE JAMES BALLATO
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 Natale James Ballato, deceased, File Number 2025 CP 000796, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was September 30, 2025; that the total value of the estate is $10,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Angela Ballato
13 Whetstone Lane
Palm Coast, FL 32164

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 March 5, 2026.

Person Giving Notice:
Angela Ballato
13 Whetstone Lane
Palm Coast, Florida 32164
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
March 5, 12, 2026 26-00070G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000086
IN RE: ESTATE OF THOMAS HAROLD KONEN,
Deceased.

The administration of the estate of THOMAS HAROLD KONEN, deceased, whose date of death was October 6, 2025; File Number 2026 CP 000086, is pending in the Circuit Court for Flagler County, Florida, PROBATE Division, the address of which is 1769 East Moody Boulevard, Building 1, Bunnell, FL 32110. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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.

Signed on February 19, 2026.

SANDRA ANN KONEN
Personal Representative
Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
Attorneys for Petitioner
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302
March 5, 12, 2026 26-00068G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-0056
Division Probate
IN RE: ESTATE OF VIVIAN DIANE MOSES
Deceased.

The administration of the estate of Vivian Diane Moses, deceased, whose date of death was December 25, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard 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 March 5, 2026.

Personal Representative:
Rachel Moses Ryals
67 Woodlawn Dr.
Palm Coast, Florida 32164
Attorney for Personal Representative:
/s/ Michelle A. Berglund-Harper, Esq.
Michelle A. Berglund-Harper, Esq.
Florida Bar Number: 0084028
Murphy & Berglund, PLLC
1101 Douglas Avenue, Suite 1006
Altamonte Springs, FL 32714
Telephone: (407) 865-9553
Fax: (407) 865-5742
E-Mail: michelle@murphyberglund.com
Secondary E-Mail: eservice@murphyberglund.com
March 5, 12, 2026 26-00067G