



FIRST INSERTION

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

CASE NO.: 2024-CA-11567

RJSG FUND, LLC

Plaintiff, vs. SHAHROKH SHALTOUKI, Defendant

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on December 12, 2025 and pursuant to a Court Order Rescheduling Sale entered on March 30, 2026 in the Circuit Court of Volusia County, Florida, Laura E. Roth, the Clerk of Court of Volusia County, Florida will sell the property situated in Volusia County, Florida, described as:

Parcel 1: The Westerly 100 feet of the Northerly 1/2 of Lot 3, Block 11, Map of Kingston, according to the plat thereof, as recorded in Map Book 3, Page(s) 95, of the Public Records of Volusia County, Florida

Parcel 2: Lot 13, J.E. Rawlings Re-Subdivision of Ridgewood Park, according to the plat thereof, as recorded in Map Book 6, Page(s) 179, of the Public Records of Volusia County, Florida.

Property address: 726 Rawlings Ct., Daytona Beach FL 32114 at public sale, to the highest bidder, for cash, on April 29, 2026 at 11:00am.

The judicial sale will be conducted electronically online at the following website: www.volusia.realforeclose.com 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 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 accommodation, please contact Court Administration at Court Administration, 125 E. Orange Ave., Suite 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.

Ivan Dimitrov Ivanov, Esq. 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff 813-563-6646 April 2, 9, 2026 26-002231

FIRST INSERTION

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

CASE NO. 2025 12341 CIDL

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. MARIANNE HANRAHAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 05, 2026, and entered in 2025 12341 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAURICE BROWN, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARK S. BROWN A/K/A MARK BROWN, DECEASED; MARIANNE HANRAHAN; MARILYN RAMOS 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 April 23, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 100 FEET OF THE EAST 25 FEET OF LOT 19 AND THE NORTH 100 FEET OF LOT(S) 21 AND 23, BLOCK B OF GREENWICH VILLAGE AS RECORDED IN PLAT BOOK 6, PAGE 97, ET SEQ. OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 854 S ALABAMA AVE, DELAND, FL 32724

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 29 day of March, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-149099 - MaS April 2, 9, 2026 26-002241

FIRST INSERTION

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

CASE NO. 2025 12467 CICI

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13, Plaintiff, vs. DONNA TUCKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE BARRS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 18, 2026, and entered in 2025 12467 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13 is the Plaintiff and DONNA TUCKER; DONNA TUCKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE BARRS, DECEASED 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 April 22, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL OF LOTS 16 AND 17, AND THE WESTERLY ONE-HALF (1/2) OF LOT 18, ALL IN BLOCK 6, EAST HIGHLANDS, ACCORDING TO

PLAT RECORDED IN MAP BOOK 10, PAGE 60, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 421 NORTH FREDERICK AVENUE, DAYTONA BEACH, FL 32114

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 29 day of March, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-242104 - NaP April 2, 9, 2026 26-002251

FIRST INSERTION

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

CASE NO. 2024 10210 CIDL

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ALEXANDER HERNANDEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 22, 2025, and entered in 2024 10210 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ALEXANDER HERNANDEZ; AIMEE V. ROGERS; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on April 23, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS(S) 37, 38 AND 39, BLOCK 50, PLAT NO. 1 OF WEST HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 21, PAGES 169 THROUGH 172, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 1340 W NEW YORK AVE, ORANGE CITY, FL 32763

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 29 day of March, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-072095 - CyO April 2, 9, 2026 26-002261

peekers' place You're only cheating yourself.

This week's Crossword answers

Table of crossword answers: WISH, LOCUS, SWAY, WHOLE, ADIOS, ACAI, LILO, AESOP, DOLLAR, GENERALLY, THATS, LODGE, LIGHT, NOPE, GTO, MADMONEY, LASER, BEAM, MILE, DOTE, MEET, EMU, AHI, GYN, MEDIUM, RARELY, SONIA, ATTA, DARE, INDIA, OPENSECRETLY, ALAN, ATM, NERD, POINTE, OLD, FLAMES, ICE, DEANS, TYR, FOREHEADS, VISINE, EGGS, AMO, ISLE, SEMI, FORMALLY, NASAL, SAME, BEST, ASIAN, GRANDT, TOTALLY, FEW, DST, ELI, HALE, SPAS, SESH, DARWINISM, TATER, TOT, IRE, KENT, SUMER, AROSE, NORSE, BALLPARK, FRANKLY, EMAIL, ERIE, SEED, LEILA, DANDY, DEED, SODA, STEP

This week's Celebrity Cipher answers

Puzzle One Solution: "You can't get there by bus, only by hard work and risk and by not quite knowing what you're doing." Alan Alda

Puzzle Two Solution: "Every novel begins with the speculative question. 'What if X' happened?' That's how you start." Tom Clancy

Puzzle Three Solution: "For April Fool's Day, someone ... stole ALL my mirrors and I had to go hours without seeing myself!" James Franco

This week's Sudoku answers

Table of Sudoku answers: 1 4 5 3 8 2 6 7 9, 2 8 7 5 9 6 1 4 3, 6 9 3 7 1 4 2 5 8, 4 5 2 6 7 8 9 3 1, 9 6 8 1 4 3 7 2 5, 3 7 1 9 2 5 4 8 6, 8 3 9 4 6 7 5 1 2, 5 1 4 2 3 9 8 6 7, 7 2 6 8 5 1 3 9 4

Think 'Good Morning America,' but it's all about Flagler County. (Ormond-Daytona edition coming soon!)

With hosts Abe and Rachel Mills and the news with Rich Carroll. Every Thursday: Youtube.com/@PalmCoastObserver



Observer NOW

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO.: 2025 10674 CIDL**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. TRACEY MCCLARY; UNKNOWN SPOUSE OF TRACEY MCCLARY; BLUE SPRINGS VILLAS HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated September 17, 2025 and an Order Granting Plaintiff's Ex-Parte Motion to Reschedule Foreclosure Sale dated March 25, 2026, entered in Civil Case No.: 2025 10674 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and TRACEY MCCLARY; BLUE SPRINGS VILLAS HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT(S) IN POSSESSION #1, are Defendants.

LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 19th day of May, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 8, BLOCK G, BLUE SPRINGS VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 51, PAGES 79 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are

reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

THESE ARE NOT COURT INFORMATION NUMBERS

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated: March 31, 2026

/s/ Brian L. Rosaler

By: Brian L. Rosaler

Florida Bar No.: 0174882.

Attorney for Plaintiff:

Brian L. Rosaler, Esquire

Popkin & Rosaler, P.A.

1701West Hillsboro Boulevard

Suite 400

Deerfield Beach, FL 33442

Telephone: (954) 360-9030

Facsimile: (954) 420-5187

25-51851

April 2, 9, 2026

26-002281

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**PROBATE DIVISION**  
**FILE NO.: 2025 14012 PRDL**  
**DIVISION: 10**  
**IN RE: ESTATE OF JESSIE JAMES BOSTON, Deceased.**

The administration of the estate of JESSIE JAMES BOSTON, deceased, whose date of death was August 7, 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 26, 2026.

**Signed by: /s/ Kelly Boston**

**Kelly Boston,**

**Personal Representative**

787 South Ridgewood Avenue

Ormond Beach, FL 32174

/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 26; April 2, 2026

26-002121

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
**PROBATE DIVISION**  
**FILE NUMBER: 2026 10570 PRDL**  
**DIVISION: Probate**  
**IN RE: ESTATE OF CHARLES DONALD SPANO JR., Deceased.**

The administration of the estate of CHARLES DONALD SPANO JR., deceased, whose date of death was August 12, 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 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 the decedent's estate on whom 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 THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the 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 26, 2026.

**Personal Representative:**

**PATRICIA D. SPANO**

3181 Bailey Ann Drive

Ormond Beach, Florida 32174

Attorney for Personal Representative:

RYAN M. LUDWICK, ESQUIRE

Florida Bar No. 86099

Fisher, Tousey, Leas & Ball

818 North A1A, Suite 104

Ponte Vedra Beach, FL 32082

(904) 356-2600

Attorney for Personal Representative

rml@fishertousey.com

March 26; April 2, 2026

26-002071

SECOND INSERTION

**AMENDED NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO.: 2025-14773-CIDL**  
**T SQUARED REALTY INVESTMENTS LLC, a Florida limited liability company, Plaintiff, vs. COMPLETE TOTAL SERVICES, LLC, a Florida limited liability company, et. al., Defendants.**

NOTICE is hereby given that pursuant to the Final Judgment of Foreclosure entered in this cause on March 17, 2026, pending in the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, Case No.: 2025-14773-CIDL, the Clerk of Circuit Court will sell the real and personal property located and lying in Volusia County, Florida, as more particularly described as:

Lot 1, Block 627, Deltona Lakes Unit Twenty Two, according to the plat thereof, recorded in Map Book 27, Page(s) 11 through 15, of the Public Records of Volusia County, Florida; Parcel Identification Number: 813022300010; 281 S Fairbairn Dr., Deltona, FL 32725 on April 16, 2026 at 11:00 a.m., to the highest bidder for cash, except as hereinafter provided, in Volusia County, Florida in accordance with Section 45.031, Florida Statutes, online at www.volusia.realforeclose.com.

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 WITHIN 60 DAYS AFTER THE SALE.

NOTICE

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES: "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 the Court's ADA Coordinator, Volusia County Courthouse-Court Administration, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724 - (386) 257-6096.

Dated this 23rd day of March, 2026.

/s/ Todd F. Kobrin

TODD F. KOBRIN, ESQ.

Florida Bar No.: 0946958

SHUTTS & BOWEN LLP

P.O. Box 4956

Orlando, Florida 32802

Telephone: (407) 423-3200

tkobrin@shutts.com

ATTORNEYS FOR PLAINTIFF

March 26; April 2, 2026

26-002031

SECOND INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2026 10151 PRDL**  
**Division 10**  
**IN RE: ESTATE OF KATHIE M. BUNCH 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 Kathie M. Bunch, deceased, File Number 2026 10151 PRDL, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724; that the decedent's date of death was December 6, 2025; that the total value of the exempt and non-exempt assets of the estate are \$500,849 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Jonathon T. Bunch Trustee of the Kathie M. Bunch Revocable Trust  
102 Sandcastle Drive  
Ormond Beach, FL 32176

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 26, 2026.

**Person Giving Notice:**

**Jonathon T. Bunch**

102 Sandcastle Drive

Ormond Beach, Florida 32176

Attorney for Person Giving Notice

Diane A. Vidal

Attorney

Florida Bar Number: 1008324

CHIUMUTO 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 26; April 2, 2026

26-002061

SECOND INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION  
**CASE NO.: 2025 14438 CIDL**  
**DATA MORTGAGE, INC., DBA ESSEX MORTGAGE, Plaintiff, vs. LINELL LOWE; et al., Defendants.**

TO: LINELL LOWE; 290 PALMETTO SPRINGS ST DEBARY, FL 32713  
UNKNOWN SPOUSE OF LINELL LOWE; 290 PALMETTO SPRINGS ST DEBARY, FL 32713

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

LOT 18, SPRINGVIEW UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 48, PAGE 176 THROUGH 179, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Also known as 290 PALMETTO SPRINGS ST, DEBARY, FL 32713.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd., Suite 302, Boca Raton, FL 33431, on or before 5/4, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 3/18, 2026.

LAURA E. ROTH

CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ Shawnee S. Smith

DEPUTY CLERK

SOKOLOF REMTULLA, LLP

1800 NW Corporate Blvd., Suite 302

Boca Raton, FL 33431

Telephone: 561-507-5252

Facsimile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

March 26; April 2, 2026

26-002051

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2025 13969 PRDL**  
**Division Probate**  
**IN RE: ESTATE OF DAVID F. KOENEN Deceased.**

The administration of the estate of David F. Koenen, deceased, whose date of death was October 13, 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 26, 2026.

**Personal Representative:**

**Craig Koenen**

7136 Jupiter Avenue

Webster, Florida 33597

Attorney for Personal Representative:

Michael Newman, Esq.

Florida Bar Number: 0090114

1540 International Parkway, Suite 2000

Lake Mary, Florida 32746

Telephone: (407) 413-2588

E-Mail: attynewman@outlook.com

Secondary E-Mail:

cynthia@flestateparalegal.com

March 26; April 2, 2026

26-002111

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No.: 2025-13858-PRDL**  
**Division: Probate**  
**IN RE: ESTATE OF VIRGINIA T. BUTAS, Deceased.**

The administration of the estate of VIRGINIA T. BUTAS, deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Signed on this 18th day of March, 2026.

/s/ Anatole Butas

**ANATOLE BUTAS**

**Personal Representative**

29 Canterbury Woods

Ormond Beach, FL 32174

/s/ Peggy Clarie, Esquire

PEGGY CLARIE, ESQUIRE

Attorney for Personal Representative

Florida Bar No. 0727946

CLARIE LAW OFFICES P.A.

5922 9th Avenue North

## 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 Icommand bookkeeping , located at Palm Coast, in the City of Flagler, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated 3/26/2026.  
John J Caprio  
7763-340541  
Apr. 2, 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 FIG Financial, located at 46 Ulmaceal Path, 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 3/26/2026.  
Leonel Ismael Fernandez  
7763-340652  
Apr. 2, 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 Resin Reactions by Tami, located at 248 Boulder Rock Drive, in the City of Palm Coast, Flagler County, FL 32137-8508, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated 3/27/2026.  
Tami G. Kruger  
7763-340744  
Apr. 2, 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 Straight Drop Rentals LLC, located at 9 Collinson Ct, in the City of Palm Coast, Flagler County, FL 32137-9032, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated 3/29/2026.  
Straight Drop Rentals LLC  
7763-340934  
Apr. 2, 2026

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

**HIDDEN LAKES OF PALM COAST HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF,**

**V. CHRISTOPHER R. SMITH, MICHELE ROSE-SMITH, 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, TENANTS, GRANTEEES, OR OTHER CLAIMANTS, IF ANY, DEFENDANTS**

**CASE NO.: 2025-CC-000553**  
**NOTICE OF SALE PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** pursuant to the ORDER GRANTING PLAINTIFF'S MOTION TO RESCHEDULE FORECLOSURE SALE entered March 25, 2026 in Case No.: 2025-CC-000553 of the County Court of the Seventh Judicial Circuit in and for Flagler County, Florida in which HIDDEN LAKES OF PALM COAST HOMEOWNER'S ASSOCIATION, INC., a Florida Not For Profit Corporation, is the Plaintiff and Defendants, CHRISTOPHER R. SMITH and MICHELE ROSE-SMITH, et. al., Tom Bexley, Clerk of the Court, will sell to the highest and best bidder for cash in/on [www.flagler.realforeclose.com](http://www.flagler.realforeclose.com) in accordance with chapter 45 Florida Statutes, Flagler County, Florida on **May 1, 2026 at 11:00 am**, EST the following described property as set forth in said Final Judgment of Foreclosure:  
LOT 37, HIDDEN LAKES PHASE

1 (HIDDEN LAKES) - SECTION 3, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 76 THROUGH 79, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PROPERTY ADDRESS: 73 Auberry Drive, Palm Coast, Florida 32137  
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.  
By: /s/ Krista Garcia  
Krista Garcia, Esq.  
Florida Bar No.: 1058818  
THE ORLANDO LAW GROUP, PL  
12301 Lake Underhill Road, Suite 213  
Orlando, Florida 32828-7365  
Telephone: 407-512-4394  
Facsimile: 407-955-4654  
E-Mail:  
KGarcia@theorlandolawgroup.com  
JReedy@theorlandolawgroup.com  
Attorney for Plaintiff  
7763-340636  
Apr. 2, 2026

### IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

**IN RE: ESTATE OF MARTHA WOOLLEY DECEASED.**  
**FILE NO. 2026-CP-000130 DIVISION 48**

**NOTICE TO CREDITORS**  
The administration of the estate of MARTHA WOOLLEY, deceased, whose date of death was January 5, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 2, 2026.  
Attorney for Personal Representative:  
/s/ Edward John Welch  
Edward John Welch, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 685089  
Welch Law, PLLC  
641 University Blvd, Ste. 108  
Jupiter, Florida 33458  
Telephone: (561) 413-9536  
E-Mail: ew@welch.law  
Personal Representative:  
/s/ Angela A. Lipari  
ANGELA A. LIPARI  
15 Stoney Drive  
Palm Beach Gardens, Florida 33410  
7763-340365  
Apr. 2, 9, 2026

### IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

**IN RE: ESTATE OF HENRY E. CLAIR DECEASED.**  
**FILE NO. 2026 CP 000102 DIVISION 48**  
**NOTICE TO CREDITORS**

(SUMMARY ADMINISTRATION) TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Henry E. Clair, deceased, File Number 2026 CP 000102, by the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 East Moody Boulevard, Building 1, Bunnell, FL 32110; that the decedent's date of death was December 21, 2025; that the total value of the estate is \$69,153.35 and that the names and addresses of those to whom it has been assigned by such order are:

Harry James Clair  
19 Red Fox Lane  
Flagler Beach, FL 32126  
Steven Edward Clair  
Post Office Box 904  
Bunnell, Florida 32110  
David Paul Clair  
270 Osprey Lane  
Palm Coast, Florida 32136  
Dawn Lisa Clair  
16 Edge Lane  
Palm Coast, Florida 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is April 2, 2026.

Attorney for Person Giving Notice:  
s/Lloyd Bowers, Esq.  
Lloyd Bowers, Esq.  
Attorney  
Florida Bar Number: 0135607  
WICKERSHAM & BOWERS  
501 N. Grandview Avenue  
Suite 115  
Daytona Beach, FL 32118  
Telephone: (386) 252-3000  
Fax: (386) 239-5133  
E-Mail:  
lbowers@wickershamandbowers.com  
Secondary E-Mail:  
randi@wickershamandbowers.com  
Person Giving Notice:  
Harry James Clair  
19 Red Fox Lane  
Flagler Beach, Florida 32126  
7763-340476  
Apr. 2, 9, 2026

### NOTICE OF PUBLIC MEETING TOMOKA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Tomoka Community Development District ("District") will hold its regular meeting of the Board of Supervisors on **April 14, 2026, at 4:00 p.m.**, at 150 Flagler Plaza Drive, Palm Coast, FL 32137. A copy of the agenda for the meeting can be obtained from the District Office at PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at <https://tomokacd.com/>.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at 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.

Vivian Carvalho  
District Manager  
7764-340460  
7763-340460  
Apr. 2, 2026

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that Robin J Kissel the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

**Certificate No:2022 / 29**  
**Year of Issuance:2022**  
**Description of Property:**

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0°-10'-00"E, along the East line of said Section 24, 1143.65 feet; Thence run due West, 2678.60 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes. Also described as Tract 256 of Unit IV of the unrecorded plat of Flagler Estates. That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0°-10'-00"E, along the East line of said Section 24, 1308.65 feet; Thence run due West, 2679.08 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes and also being subject to the South 20 feet for utility and drainage purposes. Also described as Tract 257 of Unit IV of the unrecorded plat of Flagler Estates.

**Name in which assessed:**  
**EDWARD S GREGOREK JR (DECEASED)**

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.gov/> TaxDeedAuction on the 12th day of May, 2026 at 9 a.m.  
**Tom Bexley**  
Clerk of the Circuit Court & Comptroller of Flagler County, FL  
By: Tiffani Smith, Deputy Clerk  
File # 26-001 TDC  
7763-337843  
Apr. 2, 9, 16, 23, 2026

### NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/10/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2004 SKYO HS 04610447S. Last Tenants: CHRISTOPHER GEORGE GRIFFITHS and all unknown parties beneficiaries heirs. Sale to be at MHC BULOW PLANTATION, LLC, 3345 OLD KINGS RD., FLAGLER BEACH, FL 32136. 813-282-6754.  
7763-340326  
Mar. 26, Apr. 2, 2026

### NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/10/2026 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 0 UNKNOW HS NOVINO200741204. Last Tenants: AURTHOR JOSEPH BLUMENFELD AKA JOSEPH BLUMENFELD and all unknown parties beneficiaries heirs. Sale to be at MHC BULOW PLANTATION, LLC, 3345 OLD KINGS RD., FLAGLER BEACH, FL 32136. 813-282-6754.  
7763-340325

Mar. 26, Apr. 2, 2026

### SUPERIOR COURT OF WASHINGTON, COUNTY OF CLARK

**IN RE: PETITIONER/S: DANIELA NIKORICH NIKORICH RESPONDENT/S: ANDRIAN NIKORICH**  
**NO. 2530179506 EXPARTE**

**Order to Allow Service by Publication**

The court has considered the Petitioner's Motion to Serve by Publication. The Motion shows a valid reason to serve by publication.

The Summons in this case may be served on Andrian Nikorich by publication in a newspaper of general circulation in this county once a week for six weeks. Proof of publication must be filed with the court. The serving party may use the Summons Served by Publication form (FL All Family 110).  
Ordered .

Date: 3/10/2026  
/s/ Juliet C. Laycoe  
Commissioner  
Presented by: Petitioner /s/ Daniela Nikorich  
**Superior Court of Washington, County of Clark**

In re the marriage/ domestic partnership of:

Petitioner: Daniela Nikorich  
And Respondent: Andrian Nikorich  
No. 25-3-01795-06

**Summons: Notice about a Marriage or Domestic Partnership (SM)**

**To the Respondent:** Your spouse/ domestic partner (the Petitioner) started a case asking the court to end your marriage.

**Petitioner's Address for Service:**  
3014 FALK RD, APT.D  
VANCOUVER, Washington 98661  
Superior Court of Washington, County of Clark

**Court's Address for filing:**  
PO Box 5000  
1200 Franklin St  
Vancouver, WA 98666-5000

You must **respond** in writing for the court to consider your side.

**Deadline!** Your Response must be served on Petitioner within 20 days of the date you were served this Summons (60 days if you were served outside of Washington State or in a jail, detention, or prison facility). If the case has been filed in court, you must also file your Response by the same deadline.

If you do not file and serve your Response or a Notice of Appearance by the deadline:

- No one has to notify you about other hearings in this case, and
- The court may approve the Petitioner's requests without hearing your side. (This is called a default judgment.)

**Lawyer not required.** It is a good idea to talk to a lawyer, but you may file and serve your Response without one.

**Follow these steps:**

1. **Read** the Petition and any other documents you receive with this Summons. These documents explain what Petitioner is asking for.

2. **Fill out the Response** on one of these forms:

- Response to Petition about a Marriage (FL Divorce 211) if you are married, or
- Response to Petition about a Registered Domestic Partnership (FL Divorce 212) if you are a domestic partner.

You can get the Response and other forms at:

- The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms)
- Washington Law Help: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or
- The Superior Court Clerk's office or county law library (for a fee).

3. **Serve** (give) a copy of your Response to Petitioner at the petitioner's address for service listed on page 1.

4. **File** your original Response with the clerk of the court at the court's address for filing listed on page 1.

/s/ Daniela Nikorich  
Daniela Nikorich  
November 6, 2025  
7763-339296  
Mar. 26, Apr. 2, 9, 16, 23, 30, 2026

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

**CIVIL DIVISION**

**REAL TIME RESOLUTIONS, INC., PLAINTIFF,**

**VS.**

**CARLINE LUBIN; UNKNOWN SPOUSE OF CARLINE LUBIN; CITY OF PALM COAST, FLORIDA,**

**CODE ENFORCEMENT BOARD; UNKNOWN TENANT #1;**

**UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS DEFENDANT(S).**

**CASE NO. 182024CA000455XXXX01**

**DIVISION: 61**

**NOTICE OF FORECLOSURE SALE**

**NOTICE IS HEREBY GIVEN** that pursuant to an Order Resetting Foreclosure Sale entered on February 24, 2026, in the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, Tom Bexley, the Clerk of Court will on **APRIL 24, 2026 at 11:00 AM**, at

[www.flagler.realforeclose.com](http://www.flagler.realforeclose.com) offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Flagler County, Florida:

**LOT 11, BLOCK 25, PALM COAST MAP OF WYNNFIELD SECTION 22, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

Property Address: **31 Westmoreland Drive, Palm Coast, FL 32164**

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

Dated: March 23, 2026  
/s/ Gina Vargas  
Gina Vargas, Esq.  
Florida Bar No. 84149

**MCMICHAEL TAYLOR GRAY, LLC**

3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
Phone: (954) 640-0294 x 3163  
Email: gvargas@mtglaw.com  
E-Service: servicefl@mtglaw.com  
7763-340193  
Mar. 26, Apr. 2, 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

**PUBLIC NOTICE**

**AERIAL SPRAYING**

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

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

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

7763-336967  
Mar. 5, Apr. 2, May. 7, Jun. 4, Jul. 2, Aug. 6, Sep. 3, Oct. 1, 2026

Local news. But fun. With Rachel and Abe Mills.

On YouTube Thursdays.



# Observer NOW



**PUBLIC HEARING NOTICE**  
**ORDINANCE 2026-06. AN**  
**ORDINANCE OF THE CITY**  
**COMMISSION OF THE CITY OF**  
**FLAGLER BEACH, FLORIDA,**  
**AMENDING THE COMPREHENSIVE**  
**PLAN FUTURE LAND USE MAP**  
**DESIGNATION FOR**  
**APPROXIMATELY 2.943 ACRES OF**  
**CERTAIN REAL PROPERTY WITH**  
**PARCEL ID 29-12-32-0000-01010-**  
**0010 FROM HIGH DENSITY**  
**RESIDENTIAL TO RECREATION;**  
**PROVIDING FOR SEVERABILITY;**  
**PROVIDING FOR CONFLICTS; AND**  
**PROVIDING FOR AN EFFECTIVE**  
**DATE.**

**Comprehensive Plan Future Land Use**  
**Map Amendment Application PCPA26-**  
**0001** - An application has been  
submitted to amend the Comprehensive  
Plan Future Land Use Map designation  
for the subject property from High  
Density Residential (HOR) to  
Recreation (REC). The subject property  
is identified by the Flagler County  
Property Appraiser as Parcel ID No. 29-  
12-32-0000-01010-0010 pictured in  
Exhibit A. Applicant: City of Flagler  
Beach.

**A PUBLIC HEARING IS SCHEDULED**  
**TO BE HELD AT CITY HALL, 105 S.**  
**2<sup>ND</sup> STREET, FLAGLER BEACH,**  
**FLORIDA AS FOLLOWS:**  
**PLANNING AND ARCHITECTURAL**  
**REVIEW BOARD: TUESDAY, APRIL 7,**  
**2026, AT 5:30 PM.**

**FIRST READING CITY**  
**COMMISSION: THURSDAY, APRIL**  
**23, 2026, AT 5:30 PM OR SOON**  
**THEREAFTER.**

**SECOND READING CITY**  
**COMMISSION: THURSDAY, MAY 14,**  
**2026, AT 5:30 PM OR SOON**  
**THEREAFTER.**

**ALL INTERESTED PARTIES ARE**  
**INVITED TO ATTEND.**  
**PLEASE DIRECT ANY QUESTIONS**  
**TO THE CITY OF FLAGLER BEACH**  
**AT 386-517-2000 EXT. 231.**

The public hearings may be continued to  
a future date or dates. The times and  
dates of any continuances of a public  
hearing shall be announced during the  
public hearing without any further  
published notice. The request will be  
heard at 5:30 PM, or as soon thereafter  
as possible, in the City Commission  
Chambers located at 105 South Second  
Street, Flagler Beach, Florida. If a  
person decides to appeal any decision  
made with respect to any matter  
considered at the above referenced  
hearings, he/she will need a record of the  
proceedings. For such purposes, it may  
be necessary to ensure that a verbatim  
record of the proceedings is made, which  
record includes the testimony and  
evidence upon which the appeal is to be  
based. In accordance with the *Americans*  
*with Disabilities Act*, persons needing  
assistance to participate in any of these  
proceedings should contact the City  
Clerk's Office at 386-517-2000 Ext. 233  
at least 48 hours prior to the meeting.  
For further information about this  
request, please call the Planning &  
Zoning Department at (386) 517-2000  
Ext. 231. More detailed information may  
be inspected by the public at the  
Planning & Zoning Department, 800 S.  
Daytona Avenue, Flagler Beach, during  
office hours.



7763-340327  
Apr. 2, 16, 30, 2026

**FIRST INSERTION**

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR FLAGLER  
COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 2025 CA 000790  
PENNYMAC LOAN SERVICES, LLC,  
Plaintiff, vs.  
YAUHANI BOIKA, et al.,  
Defendant.

To: YAUHANI BOIKA, 25 POSTMAN LN,  
PALM COAST, FL 32164  
UNKNOWN SPOUSE OF YAUHANI  
BOIKA, 25 POSTMAN LN, PALM COAST,  
FL 32164  
SVIATLANA BOIKA, 25 POSTMAN LN,  
PALM COAST, FL 32164  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN  
YOU ARE HEREBY NOTIFIED that an  
action to foreclose Mortgage covering the  
following real and personal property  
described as follows, to-wit:  
LOT 41, BLOCK 32, PALM COAST,  
MAP OF PINE GROVE, SEC-  
TION 28, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN  
PLAT BOOK 9, PAGE 58, OF THE  
PUBLIC RECORDS OF FLAGLER  
COUNTY, FLORIDA.

has been filed against you and you are  
required to file a copy of your written de-  
fenses, if any, to it on Sara Collins, Esq., Mc-  
Calla Raymer Leibert Pierce, LLP, 225 East  
Robinson Street, Suite 155, Orlando, FL  
32801 and file the original with the Clerk  
of the above- styled Court on or before 30  
DAYS FROM FIRST PUBLICATION or 30  
days from the first publication, otherwise a  
Judgment may be entered against you for  
the relief demanded in the Complaint.

WITNESS my hand and seal of said  
Court on the day of 3/18/2026.  
TOM W. BEXLEY  
CLERK OF COURT OF FLAGLER  
COUNTY  
As Clerk of the Court  
(SEAL) BY: Margarita Ruiz  
Deputy Clerk

Sara Collins, Esq.  
MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-14268FL  
April 2, 9, 2026 26-00107G

**FIRST INSERTION**

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2025-CA-000526  
NATIONAL MAINTENANCE AND,  
BUILD OUT COMPANY, LLC. A  
DELAWARE LIMITED LIABILITY  
COMPANY  
Plaintiff, vs.  
RELATED DEVELOPMENT  
GROUP, LLC. A FLORIDA  
LIMITED LIABILITY COMPANY,  
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to  
an Order of Final Judgement of foreclosure  
dated September 30, 2025, and entered in  
Case No.: 2025-CA-000526 of the Circuit  
Court of the Seventh Judicial Circuit in  
and for Flagler County, Florida, wherein  
the property will sell to the highest and  
best bidder for cash at www.flagler.  
realforeclose.com, the Clerk's website for  
on-line auctions at 11:00 a.m. on the 24th  
day of April, 2026, the following described  
property as set forth in said Order or Final  
Judgement, to wit:

UNIT A104, Grand Vista Condo-  
minium at Grand Haven, Phase 1,  
according to the Declaration of Condo-  
minium recorded in Official Re-  
cords Book 2835, page 150, and all  
exhibits and amendments thereof,  
Public Records of Flagler County,  
Florida.  
PARCEL ID: 22-11-31-3995-00C10-  
A104  
PROPERTY ADDRESS: 455 RIV-  
ERFRONT DR. UNIT A104, Palm  
Coast, Florida 32137

The above is to be published in the Business  
Observer. 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 within  
sixty (60) days after the sale. If you are  
a person with a disability who needs any ac-  
commodations in order to participate in  
these proceedings, you are entitled, at no  
cost to you, to the provisions of certain  
assistance. Please contact ADA Coordin-  
ator at least 7 days before your scheduled  
appearance, or immediately upon receiv-  
ing this notification if the time before the  
scheduled appearance is less than 7 days; if  
you are hearing or voice impaired, call 711.  
Respectfully Submitted,  
Charles R. Pinson, Esq.  
Pinson Law, P.A.  
7821 N. Dale Mabry Hwy, Ste 110  
Tampa, FL 33614  
Phone: (813) 574-7736  
Fax: (813) 200-1057  
Charles@pinsonlawpa.com  
Fla. Bar No.: 125279  
Attorney for Plaintiff  
April 2, 9, 2026 26-00099G

**FIRST INSERTION**

**NOTICE**  
Pursuant to Florida Statute 456.057 and  
Fla Admin Code Ann R 64B8-10.002 take  
notice that Avecina Medical, P.A., Saman  
Soleymani, M.D., and Dmitriy Model,  
M.D. have sold the assets of their practice  
to Orlando CareNow Urgent Care, LLC  
as of MARCH 31, 2026. Patient records  
shall remain located and maintained at  
450 State Road 13 North Suite 106-302 St.  
Johns, FL 32259. Patients may continue to  
obtain copies of their records at the above  
listed location.  
Apr. 2, 9, 16, 23, 2026 26-00105G

**FIRST INSERTION**

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2025-CA-000526  
NATIONAL MAINTENANCE AND,  
BUILD OUT COMPANY, LLC. A  
DELAWARE LIMITED LIABILITY  
COMPANY  
Plaintiff, vs.  
RELATED DEVELOPMENT  
GROUP, LLC. A FLORIDA  
LIMITED LIABILITY COMPANY,  
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to  
an Order of Final Judgement of foreclosure  
dated September 30, 2025, and entered in  
Case No.: 2025-CA-000526 of the Circuit  
Court of the Seventh Judicial Circuit in  
and for Flagler County, Florida, wherein  
the property will sell to the highest and  
best bidder for cash at www.flagler.  
realforeclose.com, the Clerk's website for  
on-line auctions at 11:00 a.m. on the 24th  
day of April, 2026, the following described  
property as set forth in said Order or Final  
Judgement, to wit:

UNIT A201, Grand Vista Condo-  
minium at Grand Haven, Phase 1,  
according to the Declaration of Condo-  
minium recorded in Official Re-  
cords Book 2835, page 150, and all  
exhibits and amendments thereof,  
Public Records of Flagler County,  
Florida.  
PARCEL ID: 22-11-31-3995-00C10-  
A201  
PROPERTY ADDRESS: 455 RIV-  
ERFRONT DR. UNIT A201, Palm  
Coast, Florida 32137

The above is to be published in the Business  
Observer. 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 within  
sixty (60) days after the sale. If you are  
a person with a disability who needs any ac-  
commodations in order to participate in  
these proceedings, you are entitled, at no  
cost to you, to the provisions of certain  
assistance. Please contact ADA Coordin-  
ator at least 7 days before your scheduled  
appearance, or immediately upon receiv-  
ing this notification if the time before the  
scheduled appearance is less than 7 days; if  
you are hearing or voice impaired, call 711.  
Respectfully Submitted,  
Charles R. Pinson, Esq.  
Pinson Law, P.A.  
7821 N. Dale Mabry Hwy, Ste 110  
Tampa, FL 33614  
Phone: (813) 574-7736  
Fax: (813) 200-1057  
Charles@pinsonlawpa.com  
Fla. Bar No.: 125279  
Attorney for Plaintiff  
April 2, 9, 2026 26-00100G

**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  
Reintegration Science Institute located at 5  
Selene Place in the City of Palm Coast, Fla-  
ger, FL 32164 intends to register the said  
name with the Division of Corporations  
of the Department of State, Tallahassee,  
Florida.  
Dated this 3rd day of April, 2026  
Dr. Pamela Y. Key  
April 2, 2026 26-00106G

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT,  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
Case No.: 2026 CP 000034  
Division: 48  
IN RE: ESTATE OF  
Lynn M. Angrisani,

a/k/a Lynn Marie Angrisani, deceased.  
The administration of the estate of Lynn  
M. Angrisani, deceased, File Number 2026  
CP 000034, is pending in the Circuit Court  
for Flagler County, Florida, Probate Divi-  
sion, the address of which is 1769 E. Moody  
Blvd., Bldg. 1, Bunnell, FL 32110 . The  
names and addresses of the Personal Repre-  
sentative and the Personal Representative's  
attorney are set forth below.

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

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

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

**Eric Gerrard, Personal Representative**  
Osterdorf Law, P.A.  
MaryEllen P. Osterdorf, Esq.  
Attorney for Pers. Rep.  
Florida Bar No. 0880050  
P.O. Box 2352  
Daytona Beach, FL 32115-2352  
Telephone (386) 255-9171  
Primary Email:  
Eservice@OsterdorfLaw.com  
Secondary email:  
MaryEllen@OsterdorfLaw.com  
April 2, 2026 26-00101G

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000066  
Division 48  
IN RE: ESTATE OF  
Douglas R. Glover  
Deceased.

The administration of the estate of Douglas  
R. Glover, deceased, whose date of death  
was January 4th, 2026, is pending in the  
Circuit Court for FLAGLER County, Flori-  
da, Probate Division, the address of which  
is 1769 E. Moody Blvd., Building #1 - Kim  
C. Hammond Justice Center, Bunnell, FL  
32110. The names and addresses of the per-  
sonal representative and the personal rep-  
resentative's attorney are set forth below.

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

All other creditors of the decedent and  
persons having claims or demands against  
decedent's estate must file their claims  
with this court WITHIN 3 MONTHS AF-  
TER THE DATE OF THE FIRST PUBLI-  
CATION 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  
Act 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 Statu-  
tes. 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 April 2, 2026.

**Petitioner:**  
**HEATHER TRITT**  
**c/o Law Offices of Mark F. Moss, P.A.**  
12276 San Jose Blvd., Suite 520  
Jacksonville, FL 32223

/s/ Mark F. Moss  
Attorney for Petitioner  
MARK F. MOSS, ESQ.  
Florida Bar Number: 119573  
Law Offices of Mark F. Moss, P.A.  
12276 San Jose Blvd., Suite 520  
Jacksonville, FL 32223  
Telephone: (904) 329-7242  
E-Mail 1: Service@markmossllaw.com  
E-Mail 2: mark@markmossllaw.com  
April 2, 9, 2026 26-00104G

**FIRST INSERTION**

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH  
JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2023 CA 001003  
U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, AS  
TRUSTEE, AS SUCCESSOR-IN-  
INTEREST TO U.S. BANK NATIONAL  
ASSOCIATION, SUCCESSOR  
TRUSTEE TO LASALLE BANK  
NATIONAL ASSOCIATION, AS  
TRUSTEE FOR BEAR STEARNS  
ASSET BACKED SECURITIES I  
TRUST 2006-HE10, ASSET-BACKED  
CERTIFICATES SERIES 2006-HE10,  
Plaintiff, vs.

**LISA M. DAWSON; UNKNOWN**  
**SPOUSE OF LISA M. DAWSON;**  
**DISCOVER BANK; UNKNOWN**  
**PERSON(S) IN POSSESSION OF THE**  
**SUBJECT PROPERTY,**  
Defendant(s)  
NOTICE IS HEREBY GIVEN pursuant  
to an Order rescheduling Foreclosure  
Sale filed March 10, 2026 and entered in  
Case No. 2023 CA 001003, of the Circuit  
Court of the 7th Judicial Circuit in and for  
FLAGLER County, Florida, wherein U.S.  
BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, AS TRUSTEE, AS  
SUCCESSOR-IN-INTEREST TO U.S.  
BANK NATIONAL ASSOCIATION,  
SUCCESSOR TRUSTEE TO LASALLE  
BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR BEAR STEARNS ASSET  
BACKED SECURITIES I TRUST 2006-  
HE10, ASSET-BACKED CERTIFICATES  
SERIES 2006-HE10 is Plaintiff and LISA  
M. DAWSON; UNKNOWN SPOUSE  
OF LISA M. DAWSON; UNKNOWN  
PERSON(S) IN POSSESSION OF THE  
SUBJECT PROPERTY; DISCOVER  
BANK; are defendants. TOM W. BEXLEY,  
the Clerk of the Circuit Court, will sell to  
the highest and best bidder for cash BY

ELECTRONIC SALE AT: www.flagler.  
realforeclose.com, at 11:00 A.M., on April  
24, 2026, the following described property  
as set forth in said Final Judgment, to wit:  
LOT 14 AND 15, BLOCK 5, OF  
PALM COAST MAP OF WYN-  
FIELD SECTION 20, ACCORD-  
ING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 7, AT  
PAGE 32. OF THE PUBLIC RE-  
CORDS 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.

This notice is provided pursuant to Ad-  
ministrative Order No.2.065.

In accordance with the Americans with  
Disabilities Act, if you are a person with a  
disability who needs any accommodation  
in order to participate in this proceeding,  
you are entitled, at no cost to you, to pro-  
visions of certain assistance. Please con-  
tact the Court Administrator at 200 East  
Moody Boulevard, Rm.125, Bunnell, FL  
32110, Phone No. (904)437-7394 within 2  
working days of your receipt of this notice  
or pleading; if you are hearing impaired,  
call 1-800-955-8771 (TDD); if you are voice  
impaired, call 1-800-955-8770 (V) (Via  
Florida Relay Services).

Dated this 25th day of March 2026  
/s/ Marc Granger  
Marc Granger, Esq  
Fla Bar No. 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 23-00632 SPS  
V6.20190626  
April 2, 9, 2026 26-00102G

**FIRST INSERTION**

**NOTICE OF RULEMAKING FOR THE**  
**COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT**  
**(PARKING AND PARKING ENFORCEMENT RULES)**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Colbert Landings  
Community Development District ("District") hereby gives the public notice of its intent  
to promulgate a rule entitled *Parking and Parking Enforcement* ("Proposed Rule"),  
to regulate parking on District property with penalties including but not necessarily limited  
to towing. The Proposed Rule number is PARKING 1. Prior notice of rule development  
relative to the proposed rule was published in the Business Observer on March 20, 2026. A  
public hearing will be conducted by the Board on May 7, 2026, at 12:30 p.m. at the Flagler  
County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference  
Room, Bunnell, Florida 32110, relative to the adoption of the Proposed Rule.

The public hearing will provide an opportunity for the public to address the Policy. The  
purpose and effect of the Policy is to provide for efficient District operations as provided  
for in Section 190.035, *Florida Statutes*. Specific legal authority for the Policy includes  
Sections 190.011(5), 190.012(3), 190.035(2) and 120.54, *Florida Statutes*.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District  
operations for the benefit of District residents and the public. The Proposed Rule may be  
adjusted at the public hearing pursuant to discussion by the Board of Supervisors and  
public comment. For more information regarding the public hearing, the Proposed Rule, or  
for a copy of the Proposed Rule, please contact the District Manager in writing at District  
Manager, Wrathall, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton,  
FL 33431, or by phone at 561-571-0010 during regular business hours ("District Manager's  
Office") or email, rcmd@whhassociates.com.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes  
sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the  
Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041,  
*Florida Statutes*. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the  
Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida  
Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to  
provide the District with a proposal for a lower cost regulatory alternative as provided by  
Section 120.541(1), Florida Statutes, must do so in writing to the District Manager's Office  
within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record  
at the hearing. If anyone chooses to appeal any decision of the Board with respect to any  
matter considered at the public hearing, such person will need a record of the proceedings  
and should accordingly ensure that a verbatim record of the proceedings is made, which  
includes the testimony and evidence upon which such appeal is to be based. At the hearing,  
one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special  
accommodations to participate in this hearing is asked to advise the District Manager at  
least forty-eight (48) hours before the hearing by contacting the District Manager's Office.  
If you are hearing or speech impaired, please contact the Florida Relay Service by dialing  
7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting  
the District Manager's Office.

Daniel Rom  
Colbert Landings Community Development District  
April 2, 2026 26-00103G

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 7th  
JUDICIAL CIRCUIT,  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
PROBATE DIVISION 48  
File # 2026 CP 141  
IN RE: THE ESTATE OF  
TIMOTHY ALLEN KISNER, Deceased.

The administration of the Estate of Timo-  
thy Allen Kisner, Deceased, whose date of  
death was January 12, 2026, is pending in  
the Circuit Court for Flagler County, Flori-  
da, Probate Division, the address of which  
is Kim C. Hammond Justice Center, 1769  
E. Moody Blvd., Bldg. 1, Bunnell, Florida  
32110. The name and address of the Per-  
sonal Representative and the Personal Rep-  
resentative's attorney are set forth below.

All creditors of the Decedent and other  
persons having claims or demands against  
the 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 DATE OF 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 Decedent and other  
persons having claims or demands against  
Decedent's Estate must file their claims  
with this Court WITHIN 3 MONTHS AF-  
TER THE DATE OF THE FIRST PUBLI-  
CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECION 733.702 OF THE FLORIDA  
STATUTES 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.

Allison Kisner, 18 Oakleaf Way, Palm  
Coast, FL 32137  
The first publication of this notice is  
April 2, 2026.  
/s/ Andrea Burns  
ANDREA BURNS, ESQ.  
Florida Bar Number: 1031966  
Geiger Law, PLLC  
Post Office Box 352951  
Palm Coast, FL 32135  
(386) 264-6937 telephone  
Attorney for Personal Representative  
andrea@386lawfirm.com  
April 2, 9, 2026 26-00108G

**This week's Crossword answers**  
W I S H L O C S S W A Y W H O L E  
A D I O S A C A I L I L O A E S O P  
D O L L A R G E N E R A L L Y T H A T S  
L O D G E L I G H T N O P E G T O  
M A D M O N E Y L A S E R B E A M  
M I L E D O T E M E E T E M U  
A H I G Y N M E D I U M R A R E L Y  
S O N I A A T T A D A R E I N D I A  
O P E N S E C R E T L Y A L A N A T M  
N E R D P O I N T E O L D F L A M E S  
I C E D E A N S T Y R  
F O R E H E A D S V I S I N E E G G S  
A M O I S L E S E M I F O R M A L L Y  
N A S A L S A M E B E S T A S I A N  
G R A N D T O T A L L Y F E W D S T  
E L I H A L E S P A S S E S H  
D A R W I N I S M T A T E R T O T  
I R E K E N T S U M E R A R O S E  
N O R S E B A L L P A R K F R A N K L Y  
E M A I L E R I E S E E D L E I L A  
D A N D Y D E E D S O D A S T E P  
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**This week's Celebrity Cipher answers**  
Puzzle One Solution:  
"You can't get there by bus, only by hard work and risk  
and by not quite knowing what you're doing."  
Alan Alda  
Puzzle Two Solution:  
"Every novel begins with the speculative question,  
'What if 'X' happened?' That's how you start."  
Tom Clancy  
Puzzle Three Solution:  
"For April Fool's Day, someone ... stole ALL my mirrors  
and I had to go hours without seeing myself!"  
James Franco

**This week's Sudoku answers**  
1 4 5 3 8 2 6 7 9  
2 8 7 5 9 6 1 4 3  
6 9 3 7 1 4 2 5 8  
4 5 2 6 7 8 9 3 1  
9 6 8 1 4 3 7 2 5  
3 7 1 9 2 5 4 8 6  
8 3 9 4 6 7 5 1 2  
5 1 4 2 3 9 8 6 7  
7 2 6 8 5 1 3 9 4  
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**peekers' place**  
You're only cheating yourself.

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

Visit  
Observerlocalnews.  
com/tributes to  
submit your tribute

**SUBSEQUENT INSERTIONS**

**FOURTH 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



FLAGLER COUNTY  
flaglerclerk.com  
VOLUSIA COUNTY  
clerk.org



SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
CIVIL DIVISION: 53  
CASE NO.: 2025 CA 000675  
RTL REO LLC,  
Plaintiff, vs.  
ZANDER HOLDING GROUP LLC  
A/K/A PALM COAST HOLDING GROUP LLC, et al.,  
Defendants.

TO:  
JAY TODD BUCH  
250 PALM COAST PKWY NE, APT 607-224, PALM COAST, FL 32137

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

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

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

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

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

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

WITNESS my hand and the seal of this Court this day of 3/17/2026.

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

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
PO BOX 5026  
CORAL SPRINGS, FL 33310  
25-02876  
March 26; April 2, 2026 26-00093G

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000096  
Division 48  
IN RE: Estate of  
JAMES EDWARD PETTUS  
a/k/a JAMES E. PETTUS  
a/k/a JIM PETTUS  
Deceased.

The administration of the estate of JAMES EDWARD PETTUS, deceased, whose date of death was February 9, 2026 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

The 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 §732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under §732.2211.

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 90 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 26, 2026.

**S. LARUE WILLIAMS**  
Personal Representative  
150 S. Palmetto Avenue, Ste 300  
Daytona Beach, FL 32114

S. LaRue Williams, Esq.  
Florida Bar No 130159  
KINSEY VINCENT PYLE P.L.  
150 S. Palmetto Ave., Suite 300  
Daytona Beach, FL 32114  
Telephone: (386) 252-1561  
Facsimile: (386) 254-8157  
Attorneys for Personal Representative  
Primary E-mail:  
anne.dahms@kvplaw.com  
Secondary E-mail: e-file@kvplaw.com  
March 26; April 2, 2026 26-00089G

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION 48  
File # 2026 CP 160  
IN RE: THE ESTATE OF  
LAVERNE FLEMING GUINES  
AKA LAVERNE F. GUINES,  
Deceased.

The administration of the Estate of LaVerne Fleming Guines a/k/a LaVerne F. Guines, Deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 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 the 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 DATE OF FIRST PUBLICATION OF THIS NOTICE OR 90 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of 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 THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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.

Lynn Biot-Gordon, 8 Frederick Street, W. Orange, NJ, 07052, Personal Representative

The first publication of this notice is March 26, 2026.

/s/ Andrea Burns  
ANDREA BURNS, ESQ.  
Florida Bar Number: 1031966  
Geiger Law, PLLC  
Post Office Box 352951  
Palm Coast, FL 32135  
(386) 264-6937 telephone  
Attorney for Personal Representative  
andrea@386lawfirm.com  
March 26; April 2, 2026 26-00096G

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR FLAGLER COUNTY, CIVIL DIVISION  
CASE NO.: 2023CA000704  
FREEDOM MORTGAGE CORPORATION,  
Plaintiff, vs.  
ESTATE OF CURTIS WILLS, et al.,  
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment entered on March 13, 2026, in Case 2023CA000704 of the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and ESTATE OF CURTIS WILLS, UNKNOWN HEIRS OF CURTIS WILLS, MARY STINSON, REBECCA MCGEE, KATHY CAROL, RICHARD MCGEE and UNKNOWN TENANT #1 N/K/A KIMBERLY SMITH are Defendants, the Office of Tom Bexley, Flagler 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.flagler.realforeclose.com on the 17th 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 9, BLOCK 9, PALM COAST, MAP OF FLORIDA PARK, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 90, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Also known as 24 FELTER LANE, PALM COAST, FL 32137

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 16th day of March 2026.  
Sokolof Remtulla, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.  
Florida Bar No.: 73863  
SOKOLOF REMTULLA, LLP  
1800 NW Corporate Blvd., Ste. 302  
Boca Raton, FL 33431  
Telephone: 561-507-5252  
Facsimile: 561-342-4842  
E-mail: pleadings@sokrem.com  
Counsel for Plaintiff  
March 26; April 2, 2026 26-00095G

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000062  
Division 48  
IN RE: ESTATE OF  
LEON MITCHELL  
Deceased.

The administration of the estate of Leon Mitchell, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 26, 2026.

**Personal Representative:**  
Elias Corey  
407 Long Cove Road  
Ormond Beach, Florida 32174  
Attorney for Personal Representative:  
Diane A. Vidal  
Attorney  
Florida Bar Number: 1008324  
CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: DVidal@legalteamforlife.com  
Secondary E-Mail:  
Proserv@legalteamforlife.com  
March 26; April 2, 2026 26-00097G

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 CP 000085  
Division 48  
IN RE: ESTATE OF  
ISLE MARIE BRAMSON  
Deceased.

The administration of the estate of Isle Marie Bramson, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 26, 2026.

**Personal Representative:**  
Matthew F. Shannon  
3332 M Street, S.E.  
Washington, District of Columbia 20019  
Attorney for Personal Representative:  
Diane A. Vidal  
Attorney  
Florida Bar Number: 1008324  
CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: DVidal@legalteamforlife.com  
Secondary E-Mail:  
Proserv@legalteamforlife.com  
March 26; April 2, 2026 26-00092G



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